



Newton Lane Cottage Newton Lane, Blairgowrie, PH10 6HS
Offers over £205,000



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- Beautifully appointed detached cottage
- Cosy lounge with wood-burning stove
- Contemporary bathroom
- Stylish décor and modern finishes throughout
- Peaceful yet central Blairgowrie location
- Modern dining kitchen with integrated appliances
- Three bright bedrooms
- Useful external store room
- Enclosed rear garden with lawn and seating
- Gas central heating & double glazing

Newton Lane Cottage is a beautifully presented detached home that blends traditional charm with modern living. Situated in a very peaceful yet central Blairgowrie location, this three-bedroom property has been thoughtfully upgraded, offering a stylish interior and generous accommodation across two levels.

On the ground floor, the bright lounge is tastefully decorated with neutral tones and features a wood-burning stove, creating a cosy focal point. The heart of the home is the striking dining kitchen fitted with sleek units, integrated appliances, and ample space for family dining. A spacious double bedroom and a well-finished bathroom are also located on this level. Upstairs, two further bedrooms benefit from natural light via Velux windows, with one ideally suited as a home office, nursery, or guest bedroom. The home has been finished to a high standard throughout, combining contemporary style with comfortable living. Externally, the cottage features a fully enclosed rear garden with a lawn, seating area, and space for outdoor entertaining, making it ideal for families and pets. There is also a useful store room that provides excellent flexibility. Newton Lane Cottage offers a rare opportunity to purchase a traditional home that has been modernised to suit today's lifestyle. Its location, stylish interiors, and private outdoor space make it an excellent choice for a wide range of buyers.

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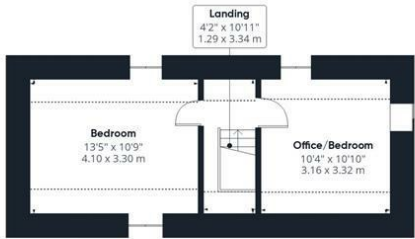
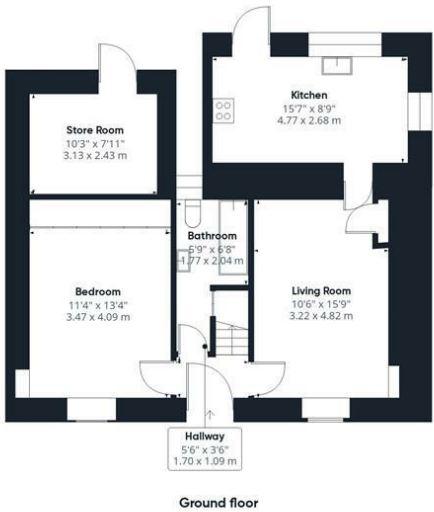


Location

Newton Lane Cottage is set in a quiet position within Blairgowrie, a popular Perthshire town offering a wealth of local amenities and scenic surroundings. Shops, supermarkets, cafés, and healthcare facilities are all within easy reach, while the River Ericht and surrounding countryside provide opportunities for walking, cycling, and outdoor pursuits. Blairgowrie is well connected by bus to Perth and Dundee, both offering rail and road links to Edinburgh and Glasgow. The town is also renowned for its golf courses and close proximity to the Glenshee Ski Centre. This location offers a perfect blend of convenience, community, and countryside living.







Approximate total area⁽¹⁾
960 ft²
89.1 m²

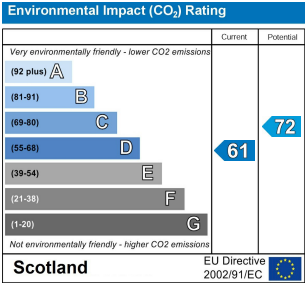
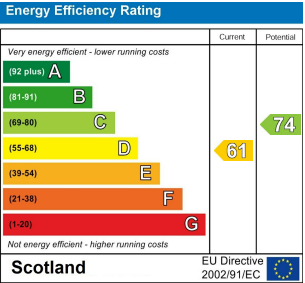
Reduced headroom
95 ft²
8.8 m²

(1) Excluding balconies and terraces.

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Viewing

Please contact our Perth Office on 01738 260 035 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

