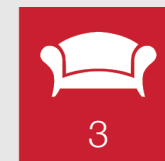




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The right way to move

5 Franklin Street

Ardler, Blairgowrie, PH12 8SZ



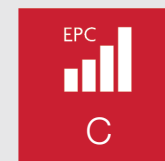
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Summary

Welcome to a stunning three-bedroom detached cottage in Ardler village, which offers a sought-after rural lifestyle, surrounded by open countryside just a 30 minutes' drive from Perth and Dundee. The southwest-facing home boasts immaculate interior design and a wealth of space, including ample private parking. It also features a beautiful family-friendly rear garden, which is fully enclosed and carefully landscaped, incorporating a vast lawn and established planting set against a backdrop of mature trees for optimal privacy. Viewing is essential to truly appreciate this exclusive home.

Extras: all fitted floor and window coverings, light fittings, and integrated kitchen appliances to be included in the sale.

Features

- Detached cottage in move-in condition
- In the picturesque village of Ardler
- Welcoming vestibule and hall with storage
- Living room with a feature fireplace
- Bright and spacious dining room
- Sunny conservatory with garden access
- Stylish monochrome-inspired kitchen
- Two double bedrooms with wardrobes
- Versatile third bedroom/home study
- Quality en-suite shower room
- Family bathroom with overhead shower
- Landscaped gardens to the front and rear
- Private driveway and double garage
- Gas central heating and double glazing



"An executive three-bedroom detached house, which is beautifully presented throughout in true move-in condition"



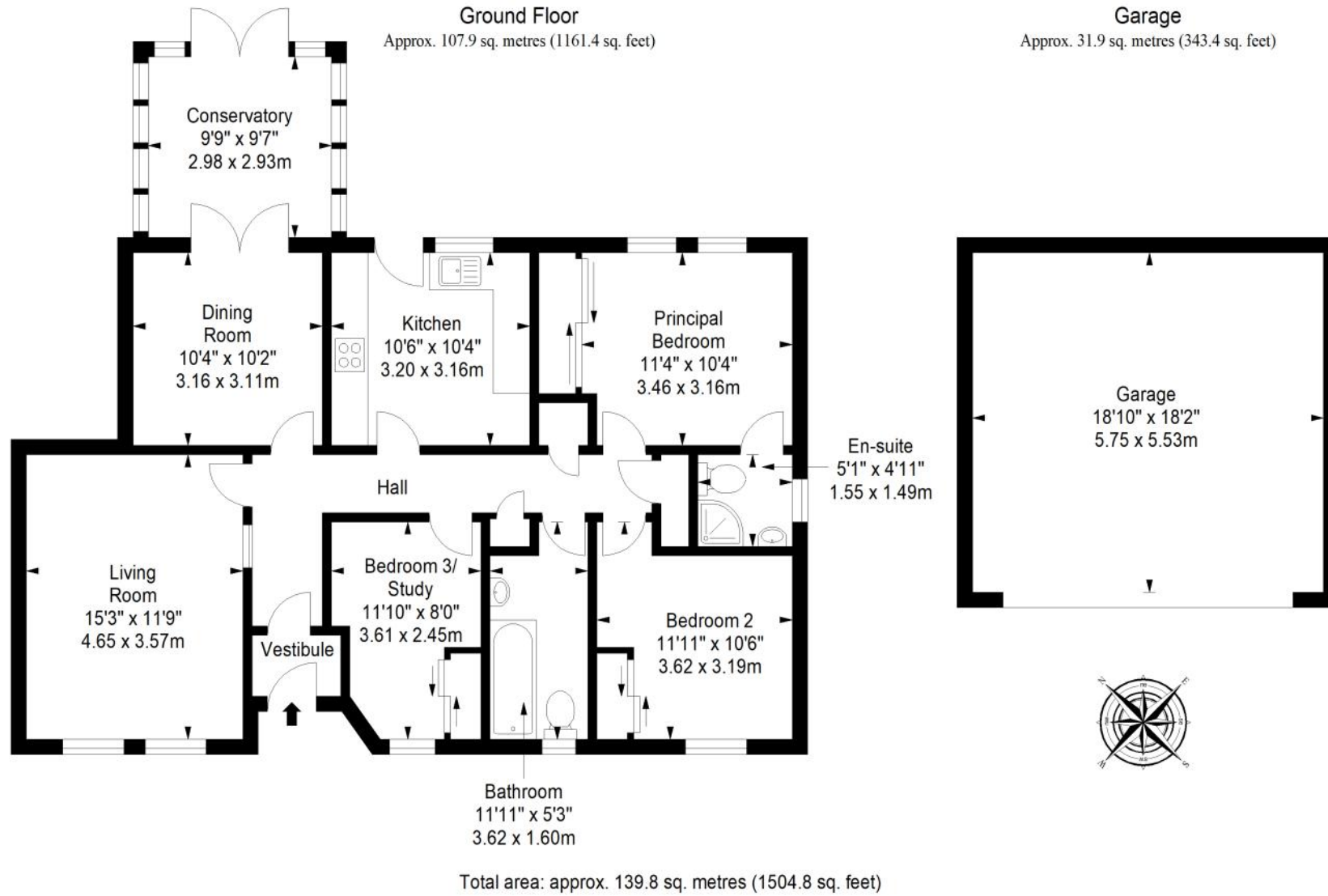




"Offers a highly sought-after rural lifestyle in a picturesque village, conveniently just a short drive from Dundee and Perth"



Floorplan





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