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4 KINNOCHTRY HOLDINGS  
BURRELTON  
PH13 9PN









Nestled in the serene countryside of Perthshire on the outskirts of Burrelton, 4 Kinnochtry Holdings presents an enchanting opportunity to acquire a stylish detached bungalow set within 13 acres of land and enjoying equestrian facilities and outbuildings, boasting captivating views of the Sidlaw Hill and sweeping views across the Strathmore Valley to the mountains beyond. Recently refurbished to a high standard by its current owners, this remarkable property offers modern comforts within a flexible living space spanning 1776sqf.





Upon entry, a luminous central hallway guides you to the inviting sitting room, adorned with expansive picture windows framing the breath taking panoramic vistas. Generously proportioned, the sitting room features a charming wood-burning stove set atop a slate hearth, contributing to the cosy ambience.



Double doors lead seamlessly to the impressive kitchen/family/dining room, showcasing a suite of quality wall and floor units complemented by coordinating worktops, ample appliance space, quality built-in appliances including AEG induction hob, AEG oven, AEG microwave, Samsung dishwasher and two 70/30 Samsung fridge freezers and an adjoining open-plan dining area. Bathed in natural light from dual aspect windows, this space fosters sociable family gatherings. To the rear is a utility and boot room, adorned with high-grade fitted storage and providing convenient outdoor access with adjoining custom designed laundry room.

To the rear of the property lies five spacious double bedrooms, one of which is currently utilised as an appealing office space. The principal bedroom boasts stylish panel wall wardrobes, while the separate family shower room features a full double glass enclosure and sleek vanity unit. Completing the accommodation, an elegant family bathroom exudes sophistication with its contemporary suite, bath, and separate glass shower enclosure.







Enhanced with efficient, modern windows and a new external boiler and central heating system, this home ensures both comfort and economy for its occupants.

Externally, The 13 acres of fields are a unique offering within Perthshire and can be utilised in many ways depending on the purchasers' requirements. The detached stables and outbuildings would make this an exceptional opportunity for those looking for equestrian facilities or simply an opportunity to own a small countryside estate with an opportunity for arable fields and livestock. The tranquil surroundings and breathtaking views accentuate this exceptional opportunity.





The A94 from Coupar Angus links to the A90 at Forfar providing fast access north to Aberdeen, while the A923 leads directly from Coupar Angus to Dundee. The M90 and A9 at Perth link to Edinburgh and Stirling respectively.



## Key Features

- Stylish detached bungalow encompassed by 13 acres of picturesque landscape.
- Surrounded by verdant fields ripe with potential for various agricultural or equestrian pursuits.
- Five spacious bedrooms, one currently utilised as an office.
- Generously proportioned the sitting room with wood-burning stove.
- Impressive kitchen/family/dining room for sociable family gatherings.
- Utility and boot room to the rear with adjoining custom designed laundry room.
- Elegant family bathroom with separate shower enclosure and separate family shower room.
- Detached stables and outbuildings which makes this an exceptional opportunity for those looking for equestrian facilities or an opportunity to own a small countryside estate.
- Tranquil surroundings and breath taking views.
- EPC – D

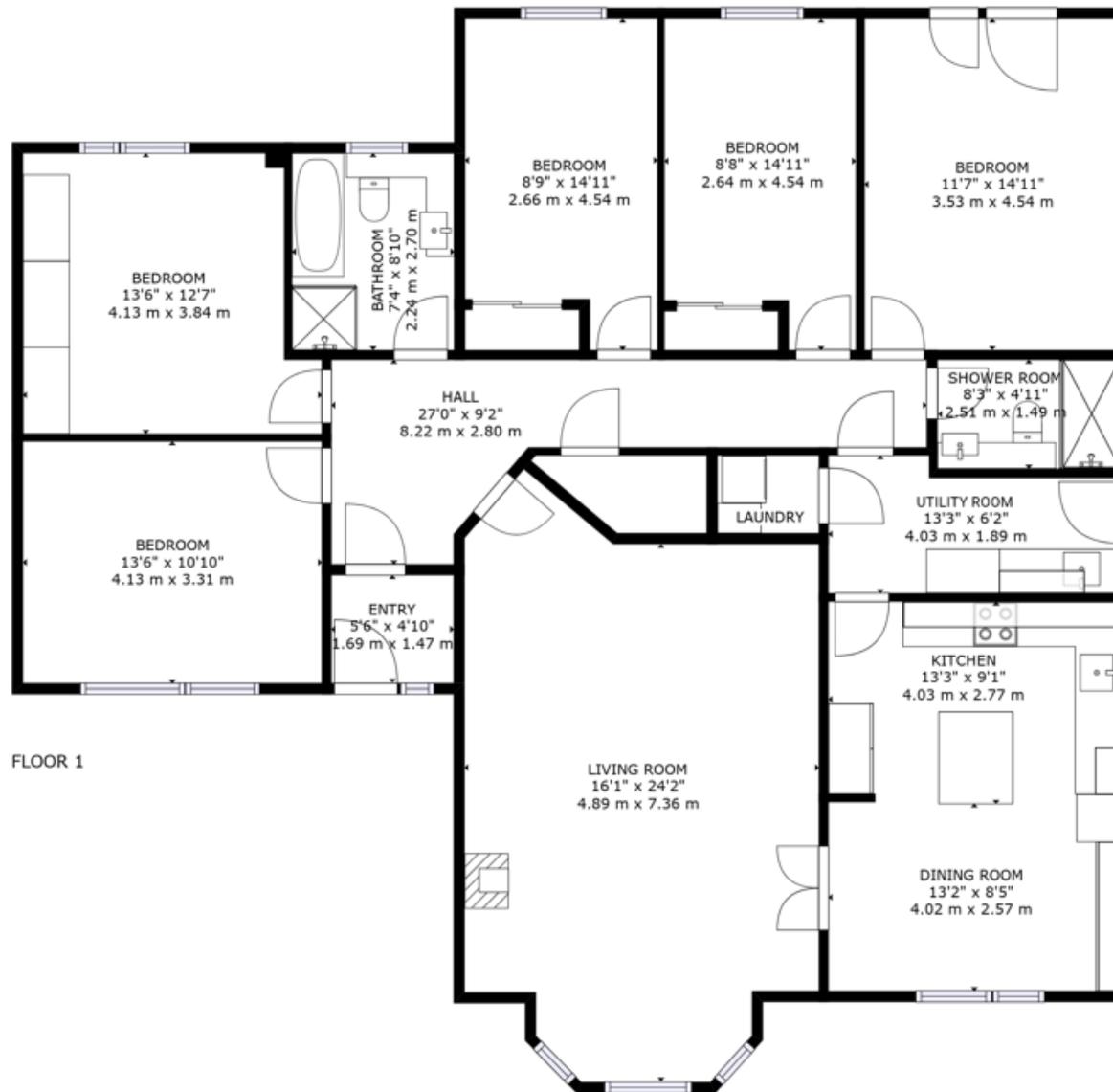


There are mainline railway stations at Perth and Dundee. Dundee Airport has direct services to London Stansted, while Edinburgh Airport has a wide range of domestic and international flights.



The location is ideal for those who enjoy outdoor sports. There are three golf courses at Blairgowrie (including a championship course), a further three courses at Alyth and a newer course at Piperdam Country Club near Dundee. The Perthshire hills and the Angus Glens are easily accessible and popular with hillwalkers, there is skiing at Glenshee (about 35 miles) and first-class salmon fishing on the rivers Tay, Isla and Ericht. For those who enjoy shooting and stalking there are plenty of opportunities on local estates.





Please note: all plans are for illustrative purposes only and should not be relied on a statement of fact. Measurements shown are taken from the widest points and areas with curved or angled walls are approximate.

**TOTAL: 1812 sq. ft, 168 m2**

FLOOR 1: 1812 sq. ft, 168 m2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





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