MILLER GERRARD
Solicitors and Estate Agents



FARRAGON

BURRELTON

BLAIRGOWRIE

PH13 9NH

OFFERS OVER

£375,000



EPC RATING 'C'

COUNCIL TAX BAND 'F'

Farragon, Burrelton

A spacious, eco-conscious four-bedroom detached bungalow offering idyllic rural views, modernised shower rooms, generous gardens and a versatile converted double garage—ideal for modern family life or working from home.

Miller Gerrard is delighted to present 'Farragon' to the market. Nestled in a picturesque rural setting with uninterrupted views across the open Perthshire countryside, this substantial bungalow combines peaceful village living with effortless access to nearby towns and commuter routes. Thoughtfully designed for comfort and energy efficiency, the property boasts double glazing, electric heating, solar panels, and an impressive EPC Rating of C.

Living & Entertaining Spaces

Entrance & Hallway: Accessed via a gently sloped, handrail-assisted path, the fully insulated front door opens into a welcoming vestibule and bright central hallway. Storage is exceptional, featuring a large mirror-fronted double cupboard, a deep walk-in shelved cupboard and Ramsay-ladder access to the attic.
Lounge & Conservatory: A glazed door leads into the generous front-facing lounge, which flows seamlessly via sliding doors into a bright conservatory. Complete with tiled flooring, underfloor heating and fitted blinds, the conservatory offers year-round enjoyment and opens via French doors onto a raised timber deck with sunken lighting - perfect for al fresco entertaining.
Dining Room: Positioned off the lounge, this dual-aspect room provides an ideal setting for formal dining and leads directly into the kitchen.
Breakfasting Kitchen: Enjoying sweeping countryside views, this well-proportioned kitchen is fitted with beech-fronted cabinetry, contrasting worktops and tiled splashbacks. Integrated appliances include eye-level double ovens, a ceramic hob with extractor and a dishwasher.
Utility & Boot Room: Practicality shines in the adjacent utility room (with additional sink and storage) and the dual-aspect boot room, which features a traditional pulley airer, built-in storage and direct access to the rear garden.

Bedrooms & Bathrooms

Principal Bedroom & En-Suite: A spacious front-facing double room featuring two mirror-fronted double wardrobes and a modernised en-suite shower room, stylishly finished with a walk-in shower, contemporary tiling, WC and a sleek vanity unit.
Three Further Double Bedrooms: Two rear-facing and one front-facing double bedrooms offer flexible accommodation for family or guests, with two benefiting from mirror-fronted fitted wardrobes.
Family Shower Room: Recently modernised, this generous space features a large walk-in shower, stylish tiled finishes, WC, a contemporary vanity unit and a walk-in airing cupboard housing the hot water tank.

Versatile Outbuilding & Grounds

Converted Double Garage: Offering superb potential as a home office, studio or hobby space, the former double garage has been fully converted. It comprises a pine-clad front study/reading room and a rear room.
Gardens & Parking: Set within a masonry-walled front garden with gated access, the property offers extensive gravelled parking for multiple vehicles, alongside additional hardstanding beside a charming disused railway line and bridge. The enclosed rear garden is a private haven laid mostly to lawn, complemented by a large patio, gravel pathways, planted borders, a timber shed and the elevated deck.

Location

Situated in the quiet village of Burrelton, the property enjoys immediate access to scenic country walks alongside local essentials including a primary school, shop, restaurant and church. Nearby Coupar Angus (2 miles) provides a medical practice and further shops, while the bustling market town of Blairgowrie (7 miles) offers supermarkets, secondary schooling, a recreation centre with a swimming pool and healthcare facilities. Perth is just 12 miles away, offering effortless rail and road links across Scotland.



















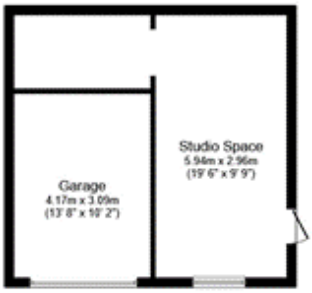












Outbuilding



Floor Plan

ROOM DIMENSIONS	(in meters)		(in meters)
LIVING ROOM	9.54 X 4.29	KITCHEN	4.68 X 3.55
SUN ROOM	4.20 X 3.90	BEDROOM 1	3.29 X 3.00
BEDROOM 2	3.98 X 3.46	BEDROOM 3	3.69 X 3.43
BEDROOM 4	3.72 X 3.60	SHOWER ROOM	3.80 X 2.35

MILLER GERRARD

SOLICITORS & ESTATE AGENTS

THE STUDIO

13 HIGH STREET

BLAIRGOWRIE

PH10 6ET

TEL: 01250 873468

EMAIL: property@millergerrard.co.uk

www.millergerrard.co.uk

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Please note - if any domestic appliances are included in the price, they must be accepted as seen, with no guarantee as to their condition. It is strongly recommended that any interested party should read the Home Report on the property. Any matters concerning the property mentioned in the Home Report should be considered to have been disclosed by these particulars of sale.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given..

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