



A site for a house and two lodges at Blacklunans, Perthshire PH10 7LL
Available in lots or as a whole
Offers Over £125,000

This plot provides a rare opportunity to create both a stunning family home and a new tourism business in a beautiful part of Highland Perthshire. The total area is 2 acres and can be sold as one lot, or two, or indeed three. Blacklunans is 12 miles north of Blairgowrie and 28 miles north of Perth. Glenshee is a beautiful part of rural Scotland. Glenshee Ski Centre is 14 miles to the North. The area is popular with walkers and those interested in natural history, and those who enjoy shooting, fishing and other country pursuits. Planning Consent has been obtained (and is now permanent as relevant conditions have been met) (Ref: 14/01736/FLL) to create a detached family home with detached garage together with two larch-clad holiday lodges.

The subjects are not serviced at present, but electricity crosses the site, water is available nearby and a bore hole could be sunk. Drainage would be to a septic tank and soakaway.

The House

The proposed family house would comprise a large open plan kitchen, dining room, utility room and WC, a family room, conservatory, one en-suite bedroom and a porch. The upper floor would comprise the living room with gallery landing, 3 further bedrooms (one with en-suite bathroom) and the family bathroom.

The Lodges

The two larch-clad holiday lodges each have three bedrooms (of which one has an en-suite bathroom), an open-plan kitchen and sitting room area and integrated steam rooms. Wheelchair access throughout.

The Paddocks

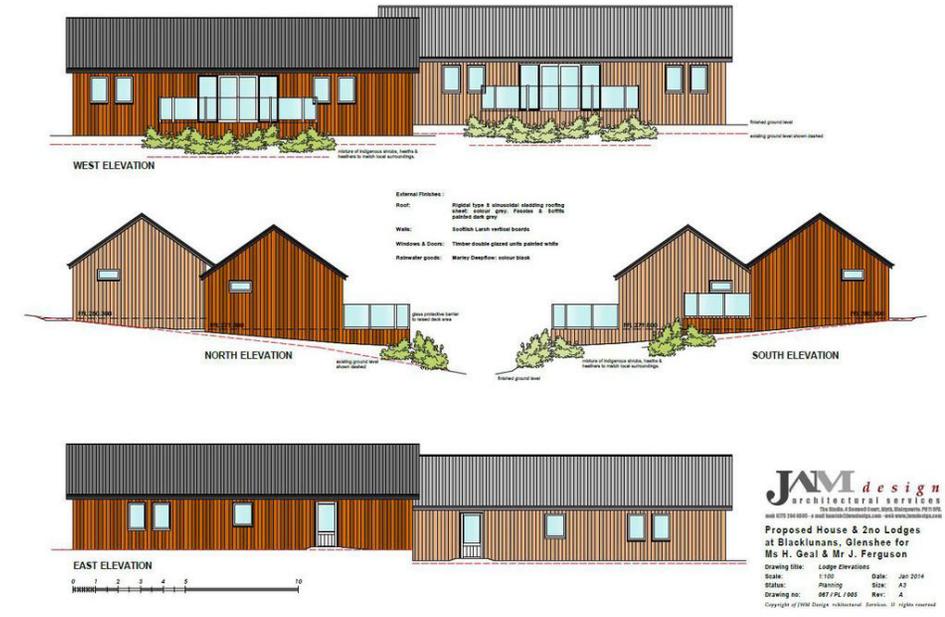
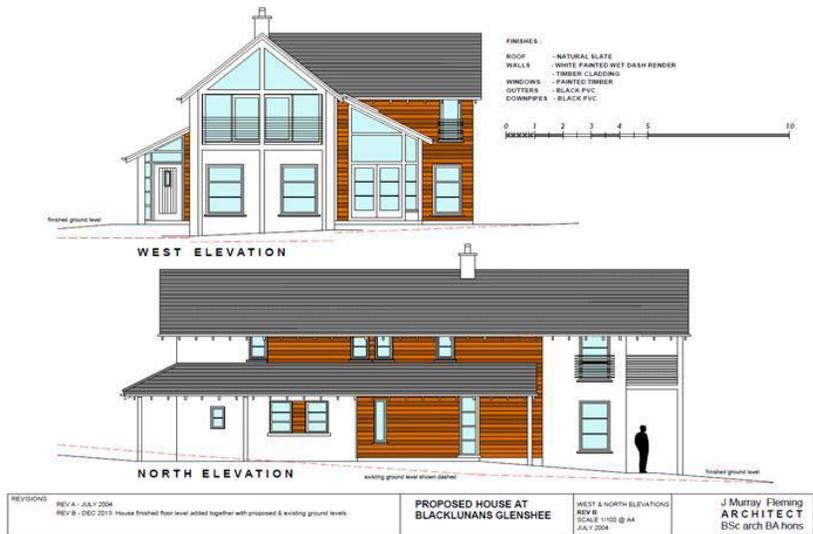
The land has been used for farming and areas could be fenced off and used as paddocks.

Directions

From the South follow the A93 out of Perth towards Blairgowrie. Follow the road through Blairgowrie signposted for Glenshee. After approximately 11 miles. Turn right at the Blacklunans sign. The plot is on the right hand side after approximately $\frac{3}{4}$ of a mile.

From the North follow the A93, past the Spittal of Glenshee for approximately 8 miles. Turning left at the Blacklunans sign. The plot is found on the right hand side of the road after approximately $\frac{3}{4}$ of a mile.





**Perthshire Solicitors
Property Centre**

Disclaimer: Whilst these particulars are believed to be correct and are given in good faith they are not warranted and any interested parties must satisfy themselves by inspection or otherwise as to the correctness of each of them. These particulars do not constitute an Offer or Contract or part thereof and all dimensions are approximate only.

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