

West End Cottage

MAIN STREET, BLAIRINGONE, DOLLAR, FK14 7NU



*CHARMING EXTENDED COTTAGE IN
BLAIRINGONE WITH EXTENSIVE GARDENS*



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McEwan Fraser Legal is delighted to present this three bedroom cottage with outbuildings in Blairingone, near Dollar. A distinctive village home with flexible accommodation, generous grounds and excellent potential.

Positioned within the heart of Blairingone, Perth and Kinross, West End Cottage is an extended semi-detached home occupying a substantial corner plot with extensive gardens, private parking and a fascinating local history. Originally dating from around 1875, the property once served the local community as a village shop before evolving into the spacious family home seen today.

The ground floor comprises an entrance vestibule, a welcoming living room, a kitchen, three bedrooms, sun room, and a bathroom with WC facilities. A wood-burning stove creates a natural focal point within the living room, adding warmth and character in keeping with the cottage style of the property.







The kitchen offers a range of wall and base units and remains perfectly functional while offering buyers scope for future modernisation and personalisation. Traditional timber panel and glazed internal doors further enhance the character of the home.







Bedroom 1





Bedroom 2

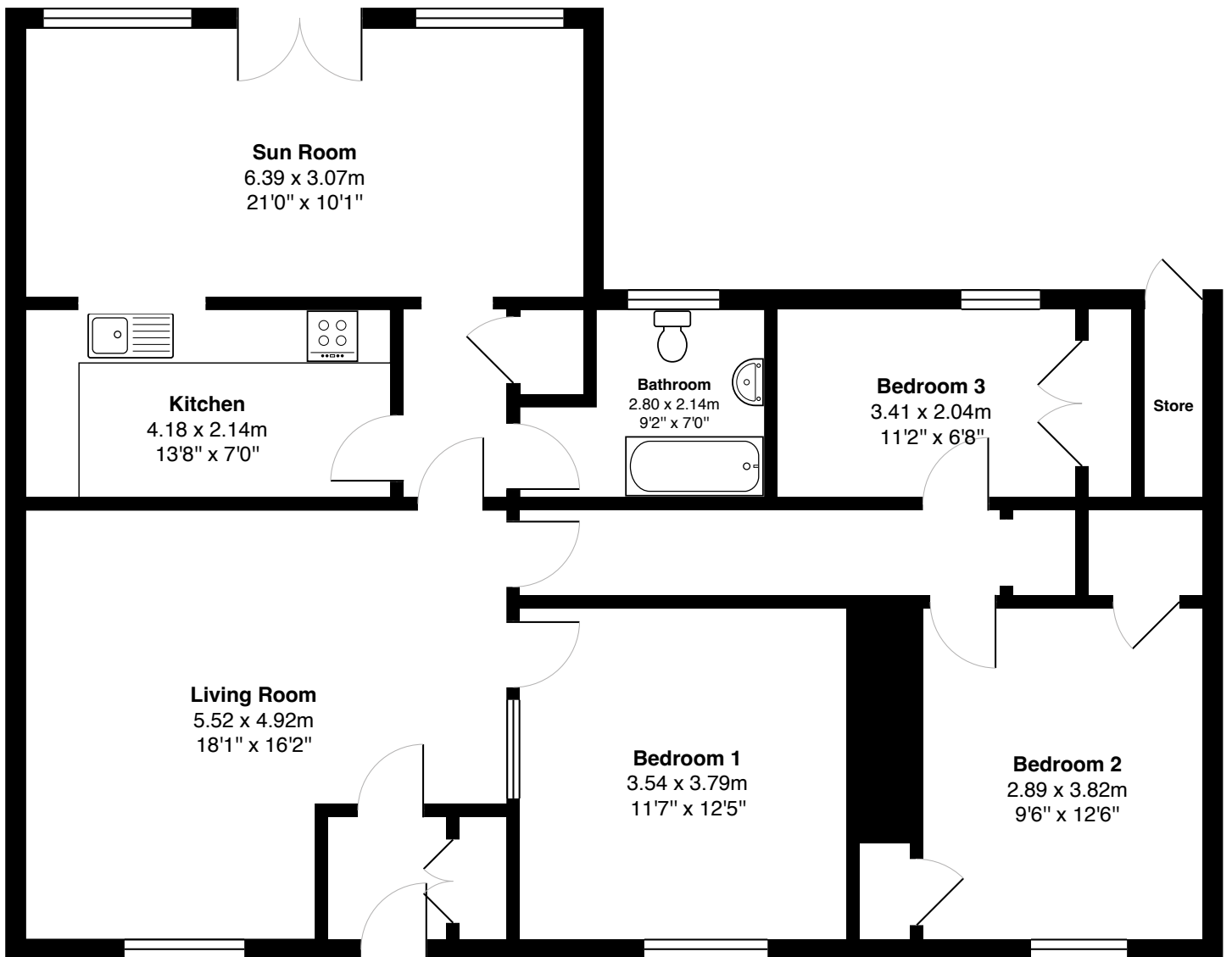




Bedroom 3







Gross internal floor area (m²): 121m²

EPC Rating: C



One of the property's standout features is the exceptional outdoor space. The large corner plot includes lawned areas, paved seating spaces, chipped sections and mature shrubbery, creating a garden with genuine flexibility and strong lifestyle appeal. A private driveway accessed via two gates from the side lane provides valuable off-street parking.

The property also benefits from useful outbuildings and solar PV panels positioned to the rear roof slopes. Homes with this level of character, garden space and historical interest rarely become available. West End Cottage presents buyers with an exciting opportunity to acquire a distinctive village home with charm, flexibility and future potential.

The Property

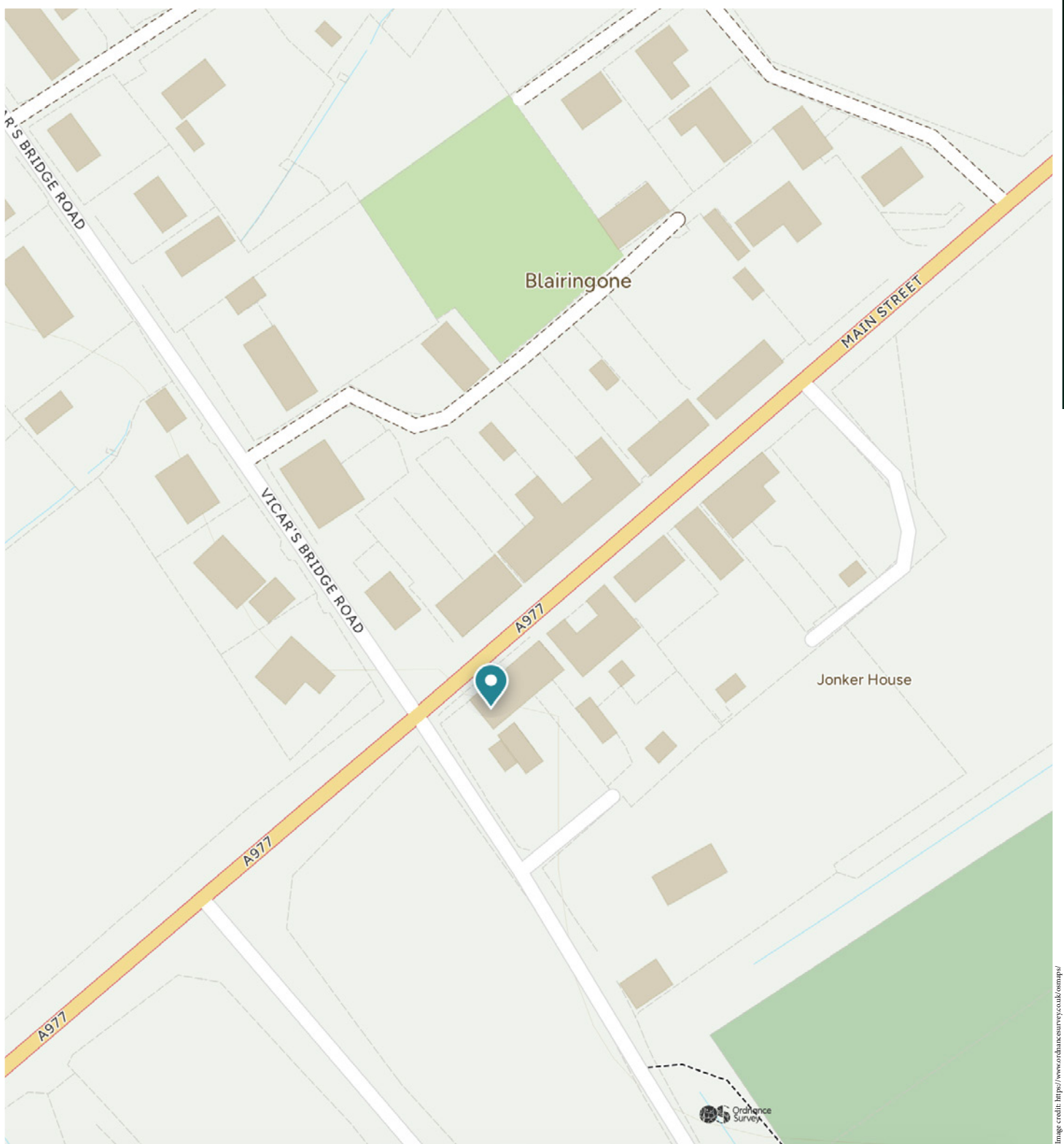


Situated within the hamlet of Blairingone, Perth and Kinross, the property enjoys a peaceful semi rural setting while remaining accessible to nearby amenities.

The nearby town of Dollar provides schooling, cafés, shops and everyday services, while wider transport connections allow straightforward access towards Perth, Dunfermline and Edinburgh.

The surrounding countryside offers excellent walking, cycling and outdoor leisure opportunities.





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