



Fernbank, Craighall Castle Drive

| Blairgowrie | PH10 7HR

**Thorntons**   
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## Description

\*\*\*HR VALUE £370,000\*\*\* Situated within a secluded location on the outskirts of Blairgowrie is this large architect designed family home. The property boasts a split level space with large glass windows throughout to maximise the natural light.





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Entry to the property is through a welcoming porch and spacious hallway. The family lounge is to the right with windows along the length of the south and west-facing walls, offering fine views across to the wooded bank and the gardens. The high ceiling adds to the feeling of space. The office / snug is open to the lounge as well as by a door from the hall and is an ideal additional reception area with flexible use.

The kitchen is complete with a range of wall and base units along with integrated oven, hob, fridge and dishwasher. There is a useful breakfast bar and double doors to outside. The dining room is on open plan with further wall height windows also providing views across the landscaped gardens.

The hallway to the rear offers a WC, large utility room with cupboard housing hot water tank along with a range of units, drying pulley and free standing fridge freezer. This leads through to the workroom with h&c sink unit and door to outside along with door to the double garage.

There is a further storage room with fitted storage and window to outside. There are three good sized double bedrooms with the two smaller, both offering fitted wardrobes. The master suite has a vaulted pyramid ceiling, patio doors to outside and double aspect windows. There is a generous dressing room and en-suite shower room. There is also a further family bathroom with his and her basins, vanity unit, bath and separate shower enclosure.

Outside, there are two patios and lawn around the house, with flower and shrub borders. There are soft fruit shrubs and top fruit trees. The stunning bank beyond is naturally generated forest, home to red squirrels and many species of wild birds; other creatures appear from time to time. There are a summer house, tool shed and wood store along with tarmac driveway and parking for several vehicles.

This property is ideally located being within easy reach of a wide range of amenities within Blairgowrie including shops, restaurants, GP and dental surgeries, the Community Hospital and schooling along with golf courses and walks and other leisure pursuits, whilst also being ideally positioned for an easy commute to Dundee and Perth and beyond. Properties of this nature are rare to the market and early viewing is recommended. EPC - D









Entrance Porch	6'11 x 3'11	2.11m x 1.19m
Entrance Hallway	33'1 x 4'11	10.08m x 1.50m
Lounge	19'8 x 15'2	5.99m x 4.62m
Office / Snug	12'8 x 9'9	3.86m x 2.97m
Kitchen	10'3 x 9'10	3.12m x 3.00m
Dining Area	18' x 10'3	5.49m x 3.12m
W.C.	6'6 x 3'3	1.98m x 0.99m
Workshop Area	10'9 x 6'6	3.28m x 1.98m
Utility Room	9'10 x 7'7	3.00m x 2.31m
Master Bedroom	14'12 x 14'12	4.57m x 4.57m
Dressing Room	10'1 x 6'7	3.07m x 2.01m
Ensuite	10' x 5'1	3.05m x 1.55m
Bedroom 2	10'1 x 9'11	3.07m x 3.02m
Bedroom 3	9'11 x 9'9	3.02m x 2.97m
Family Bathroom	10'7 x 9'11	3.23m x 3.02m

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