







Substantial family home

The Farmhouse at Pitcrocknie Bridge is a substantial stone dwelling, built circa 1900, and has accommodation spread over 200m².

It is located near to the newly created residential development and care home at Pitcrocknie Village. The property is adjacent to former Glenisla Golf Course Club house and restaurant, it boasts flexible accommodation comprising of three public rooms, five double bedrooms, two bathrooms and a shower room all with WC. There are views southwards over the Alyth Burn and Glenisla nine-hole Golf Course and is a short walking distance to Alyth eighteen-hole Golf Course.

The property is a great family home which has been recently utilised as a popular Air-B&B which when open had achieved 5.0-star reviews by former guests, most of the comments referring to the spacious accommodation, the views and proximity to the golf courses as well as being well connected to the Angus Glens just a short driving distance away.

EPC Rating - F







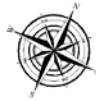
Peaceful rural setting

This former farmhouse enjoys a peaceful rural setting yet is close enough to the village of Alyth and the town of Blairgowrie for a more varied choice of shopping and supermarket amenities. Alyth has a thriving primary school, secondary schools are in Forfar, Kirriemuir and Blairgowrie with private schooling available in the cities of Dundee and Perth.

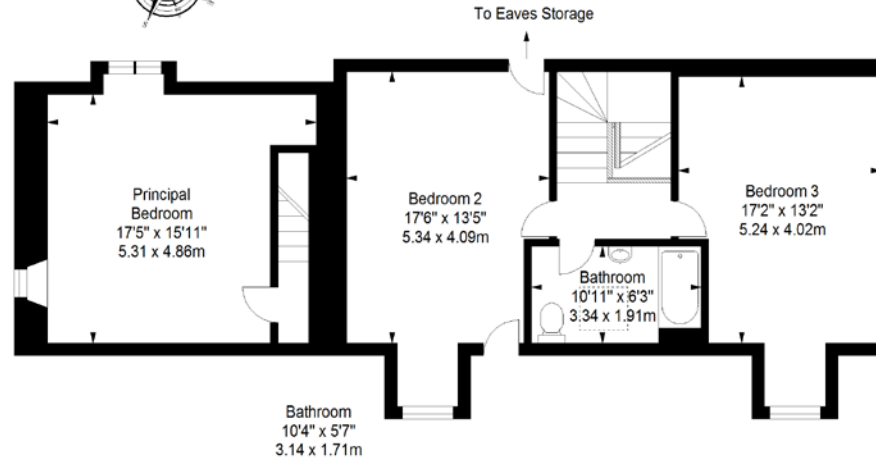
Dundee is within a reasonably short driving distance and provides a great selection of shopping, business, cultural and Leisure facilities as well as a main line railway and airport with regular flights and rail links to London and beyond.

The house is heated by oil fired heating which is backed up with several open fires throughout with some charming period features retained throughout the property. Windows are generally of a uPVC style which are double glazed, although there are also some timber casement velux rooflights, and there is a uPVC French door within the living room giving access out to the front garden area.

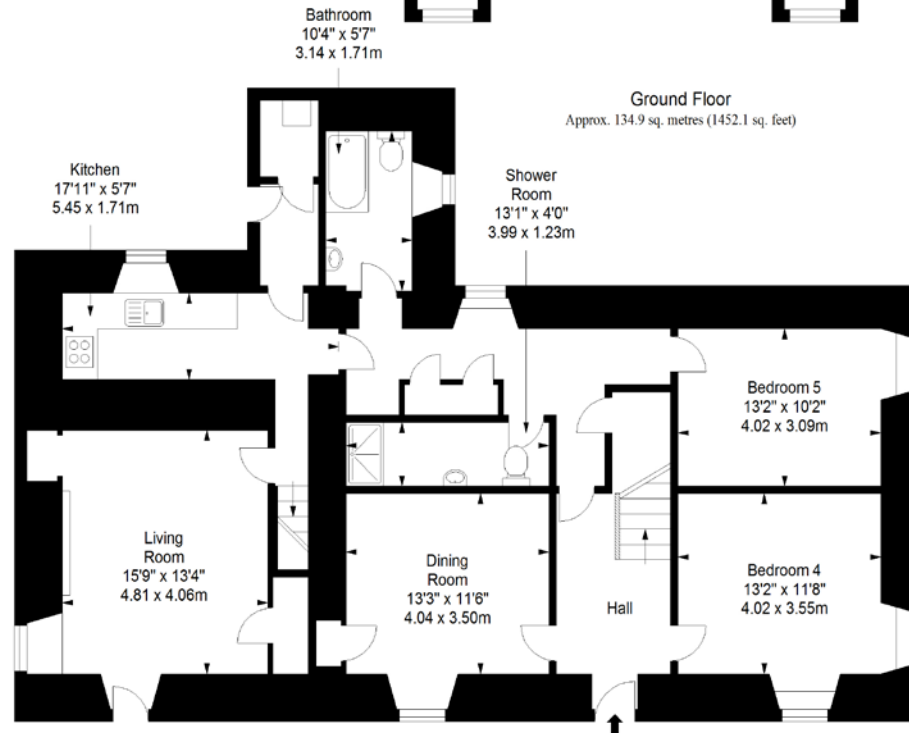
To arrange a viewing contact the Thorntons New Homes Team on 03330 430090 and ask to be transferred to Tracy Ramsay or Natalie Stewart, alternately email newhomes@thorntons-law.co.uk.



First Floor
Approx. 88.7 sq. metres (954.8 sq. feet)



Ground Floor
Approx. 134.9 sq. metres (1452.1 sq. feet)



Total area: approx. 223.6 sq. metres (2406.9 sq. feet)

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While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.