

AUCHENSTROY

Kirkmichael, Blairgowrie, PH10 7LT



Thorntons 
The right way to move

CONTENTS

THE FLOORPLAN 04

THE PROPERTY 06

THE ENTRANCE 10

RECEPTION ROOMS 12

THE KITCHEN 16

THE BEDROOMS20

THE BATHROOMS 28

GARDENS & PARKING 30

KIRKMICHAEL 34

Discover a luxurious six-bedroom detached house in a breath-taking location by the village of Kirkmichael, offering a peaceful rural lifestyle with awe-inspiring country views.



PROPERTY NAME

Auchenstroy

LOCATION

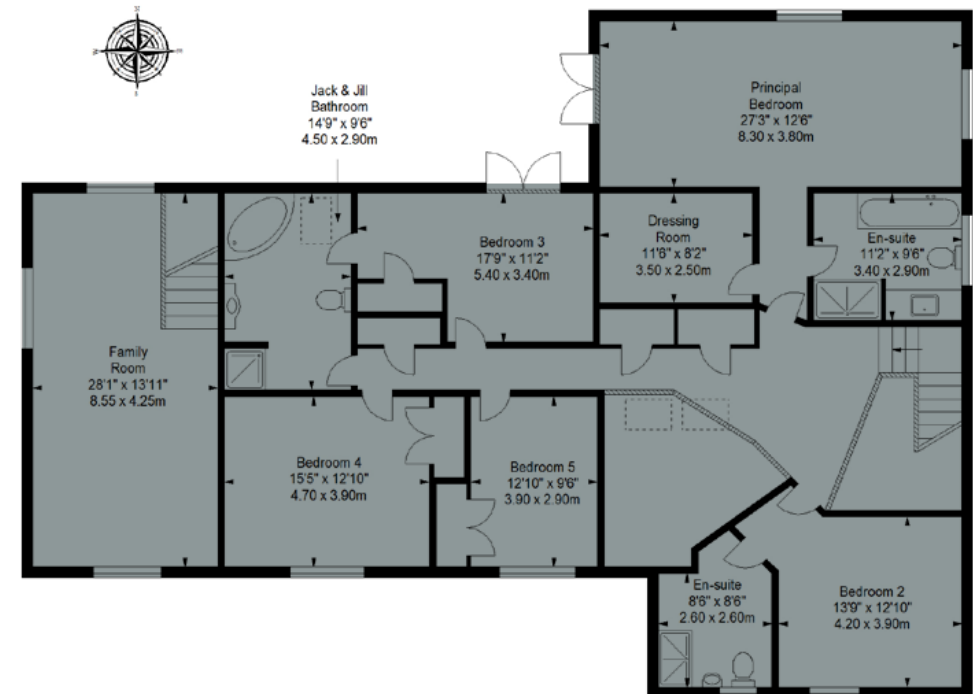
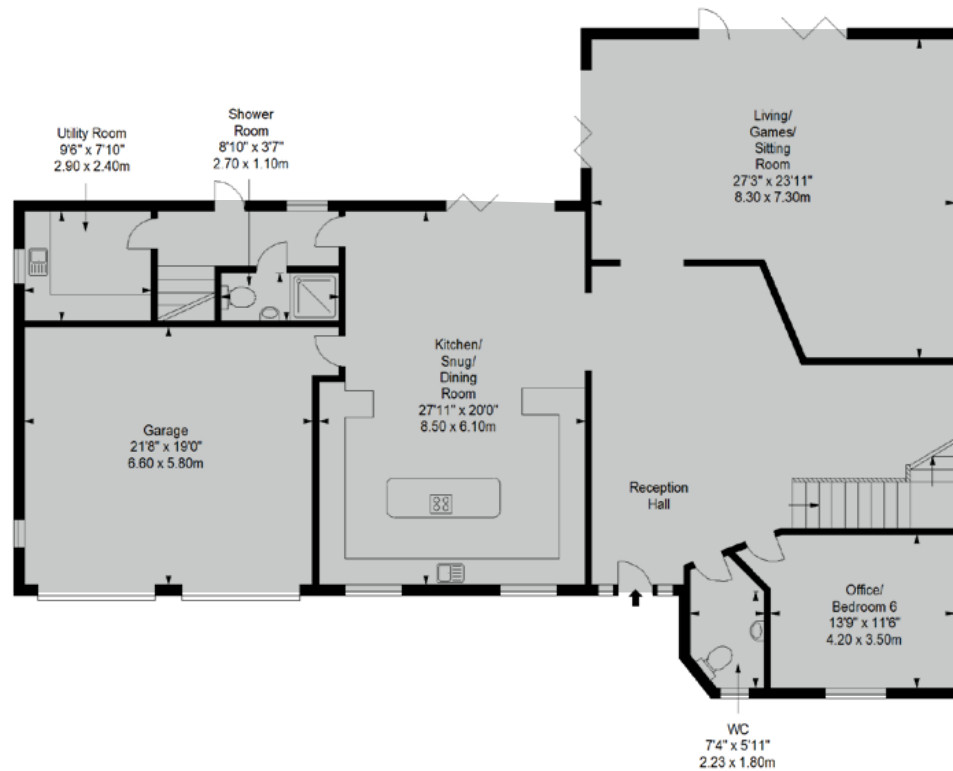
Kirkmichael, Blairgowrie, PH10 7LT

APPROXIMATE TOTAL AREA:

462.9 sq. metres (4982.7 sq. feet)

Ground Floor - First Floor -

The floorplan is for illustrative purposes. All sizes are approximate.



UNINTERRUPTED VIEWS

OVER THE SURROUNDING COUNTRYSIDE

Spanning over 4982 square feet, this stunning detached house by Kirkmichael balances scale with exquisite detail. This south-facing home has been crafted to an exceptionally high standard and it offers an abundance of living space, all beautifully presented with attractive interior design and premium finishings.

FEATURING EXPANSIVE RECEPTION AREAS

A magnificent kitchen and dining room, six double bedrooms, and four bath/shower rooms (plus a WC), this extraordinary and highly versatile home goes above and beyond expectations. It further boasts extensive private parking and impressive wraparound gardens. Furthermore, its scenic location affords uninterrupted views of the surrounding countryside and rolling hills, whilst being within convenient reach of nearby towns and the city Perth.

GENERAL FEATURES

- A stunning detached house spanning over 4982 sq. ft.
- Breath-taking rural location by Kirkmichael village
- Uninterrupted views over the surrounding countryside
- Exceptionally large, light-filled accommodation
- Attractive interior design and premium finishings
- EPC Rating - E

ACCOMMODATION FEATURES

- Large reception hall with a handy WC
- Substantial living/games/sitting room
- Versatile family room that is self-contained
- Sophisticated kitchen/snug/dining room
- Separate utility room for discreet laundry
- Bright landing that overlooks the hall
- Principal suite with a private dressing room
- Four additional double bedrooms
- Flexible office/sixth double bedroom
- En-suite bathroom with four-piece suite
- Three-piece en-suite shower room
- Three-piece family shower room
- Four-piece Jack-and-Jill bathroom
- Generous storage and built-in wardrobes
- Gas central heating and underfloor heating
- Double-glazed windows throughout

EXTERNAL FEATURES

- Expansive wraparound gardens with stunning views
- Multi-car driveway and integral double garage





WITH ITS PICTURESQUE
RURAL LOCATION

THE HOME IMPRESSES FROM THE OUTSET

Inside, a grand reception hall continues the allure, providing lots of space for furnishings and a convenient WC. The hall's airy proportions are accentuated by pristine white walls and tiled flooring, which sets the theme of décor throughout the ground level.



TWO EXPANSIVE

RECEPTION ROOMS

The living/games/sitting room is the sociable hub that caters to every occasion. It has a substantial footprint and is brightly illuminated by triple-aspect glazing, which includes two sets of bi-folding doors flowing out into the garden – perfect for summer soirees. A tasteful accent wall adds a splash of colour to the decoration, with the space inviting you to sit back and relax whilst admiring the panoramic country views.





THE FAMILY ROOM

On the first floor, a self-contained family room is accessed via its own staircase which is connected to the west wing of the home. Also with triple-aspect windows and inspiring views, this room provides a more intimate setting for unwinding with family and friends. Alternatively, it would make a fantastic guest's bedroom as well.



THE KITCHEN/SNUG/DINING ROOM



*THE HEART OF THE HOME FOR LIVELY
DINNER PARTIES*



Spanning the entire depth of the property, the kitchen/snug/dining room is the heart of the home for lively dinner parties.

Along with its exceptional dimensions, it features dual-aspect glazing with bi-folding doors extending out into the garden. Furthermore, the kitchen has a highly practical and sophisticated design, organised around a central island. It is equipped with wood-toned cabinets and granite-style worktops, providing abundant workspace and storage.

A generous range of integrated and freestanding appliances are included, with a separate utility room offering a quiet space for laundry.





"...SOPHISTICATED DESIGN, ORGANISED AROUND A CENTRAL ISLAND. IT IS EQUIPPED WITH WOOD-TONED CABINETS AND GRANITE-STYLE WORKTOPS, PROVIDING ABUNDANT WORKSPACE AND STORAGE."



SIX LARGE BEDROOMS

WITH LUXURIOUS FEATURES





PRINCIPAL SUITE WITH A PRIVATE DRESSING ROOM



The first floor begins with a naturally-lit landing that stylishly overlooks the hall. It provides generous storage too, before connecting to five double bedrooms. The triple-aspect principal suite is here, providing a luxurious sanctuary, complete with a Juliet balcony to admire the far-reaching views, a private dressing room, and a four-piece en-suite with a separate shower cubicle and bathtub.





Bedroom two has its own en-suite shower room as well, whilst the third bedroom has a Juliet balcony, built-in storage, and shared use of a Jack-and-Jill bathroom.





Bedrooms four and five, meanwhile, both have built-in wardrobes. A dual-aspect office is on the ground floor, offering the flexibility to be used as a sixth double bedroom if needed.

THE BATHROOMS

THE ULTIMATE IN CONVENIENCE

Multiple bathroom facilities ensure the ultimate in convenience. On the ground floor, there is the WC and a three-piece family shower room as well. The first floor features the two en-suites and the Jack-and-Jill bathroom, which has a toilet, a storage-set washbasin, a corner bath, and a separate shower cubicle.

For maximum comfort, the property has gas central heating, with underfloor heating throughout the ground floor and radiators on the first floor. It also has double-glazed windows.





WRAP AROUND GARDENS

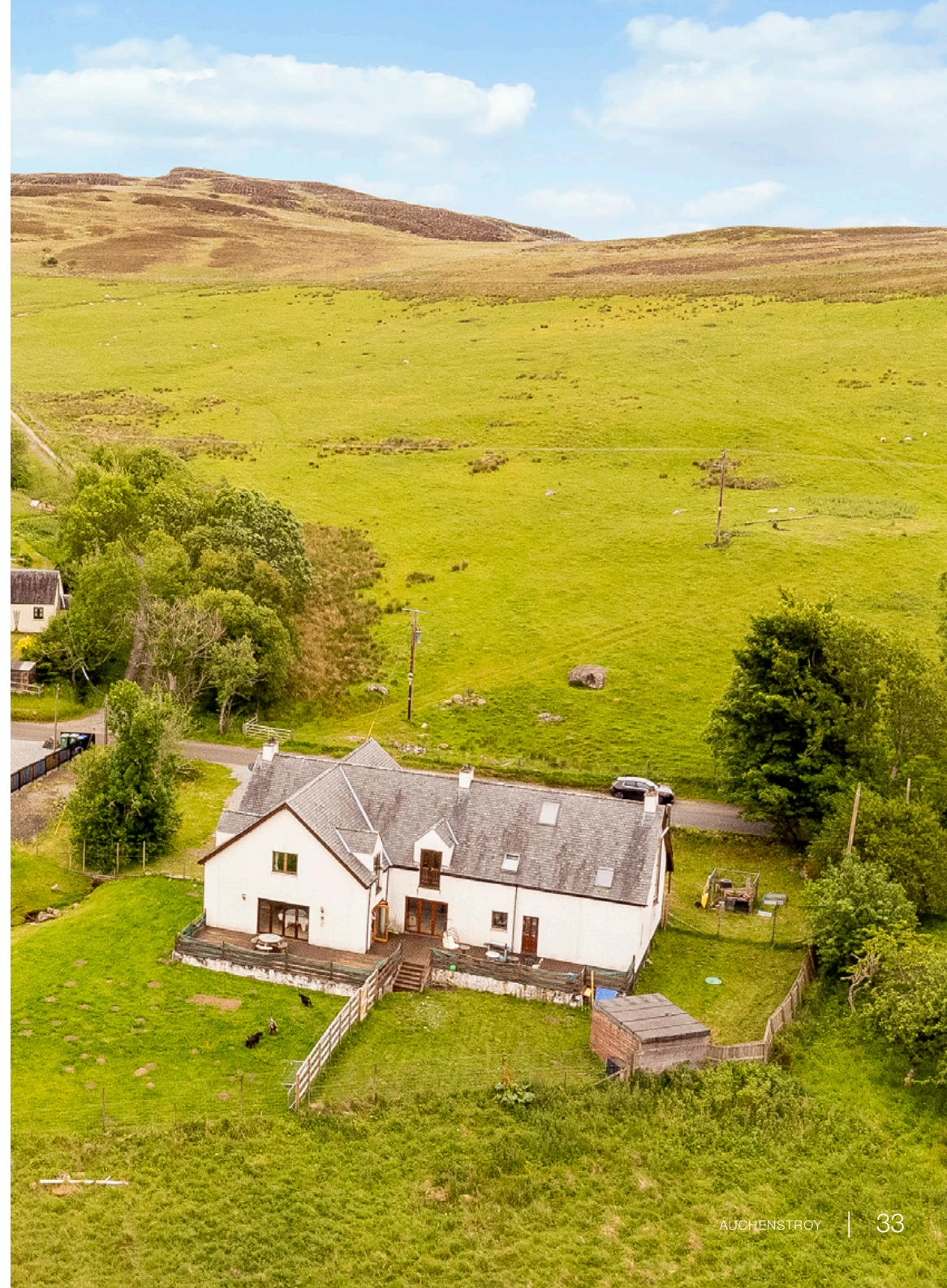
*WITH UNINTERRUPTED
RURAL VIEWS*

Auchenstroy is encircled by a wealth of garden space that is laid to lawn, creating a private oasis set against the backdrop of rolling fields and hills – a stunning uninterrupted vista to admire whilst relaxing in the sun.



To the enclosed rear, a spacious decked area forms the ideal place for alfresco dining, whilst other parts of the wraparound gardens have been sectioned for family use and for raising small livestock animals, such as chickens and goats. A private driveway ensures parking for multiple cars, along with an integral double garage that has access to the kitchen.

Extras: all fitted floor and window coverings, light fittings, integrated kitchen appliances (double oven, microwave combi oven, and bean-to-cup coffee machine), gas range cooker, fridge/freezer, and dishwasher to be included in the sale.



An aerial photograph of a village nestled in a lush green valley. The village features several white buildings with dark roofs, surrounded by green fields and scattered trees. In the background, rolling hills and mountains are visible under a blue sky with white clouds. The title 'KIRKMICHAEL' is overlaid in large white letters across the upper part of the image.

KIRKMICHAEL

SURROUNDED BY OPEN
COUNTRYSIDE AT THE FOOT OF
THE CAIRNGORMS NATIONAL
PARK, KIRKMICHAEL IS A QUAIN
VILLAGE STEEPED IN HISTORY
AND NATURAL BEAUTY.



IT IS BUILT AROUND THE RIVER ARDLE AND DATES BACK OVER A THOUSAND YEARS, ONCE BEING AN IMPORTANT CATTLE MARKET.

Today, the village exudes a peaceful rural charm and it continues to reflect its rich heritage, hosting the Strathardle Highland Gathering and Agricultural Show annually on the fourth Saturday of August. The surrounding countryside is dotted with historic landmarks and scenic vistas too, inviting a slower pace of life with a host of outdoor adventures on your doorstep. There are a wealth of scenic walking paths and trails close by, including sections of the famed Catevan Trail which winds through idyllic hills and woodlands – perfect for leisurely strolls or invigorating hikes. The spectacular ten Munros of the Angus Glens are amongst the areas many highlights as well, offering unspoilt nature and stunning panoramic views. A true haven for hiking, cycling, and walking, Kirkmichael also provides easy access to Glenshee, the largest ski resort in Scotland, where year-round sports facilities are on offer, from skiing, mountain biking,



hang gliding, paragliding, to abseiling. Furthermore, the area is very popular with anglers and golf enthusiasts, with nearby championship courses at Blairgowrie, St Andrews, Carnoustie, and Gleneagles – all worth the drive. The area is home to a village shop, offering locally sourced produce and a café, and there is a popular restaurant and bar close by too. More extensive shopping, supermarkets, and recreational facilities can be enjoyed in nearby Pitlochry and Blairgowrie, which are both roughly 20 minutes away by car. In addition, the city of Perth is within commuting distance being just a 50-minute car journey away, ensuring the best of two worlds: a picturesque and peaceful village lifestyle that is well connected to a bustling city. Kirkmichael has its own primary school and the village is well-connected with bus services to Blairgowrie.



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The right way to move

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All sizes are approximate.