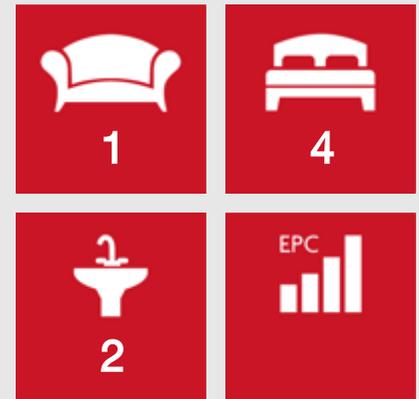




**Thorntons**  
The right way to move

Lade Craigs, Darkfaulds,  
Blairgowrie, Perth and Kinross  
PH10 6PY





## Summary

This charming, detached house is a spacious new-build home situated in a leafy setting on the outskirts of Blairgowrie, a historic market town just a 30 minute commute from Perth and Dundee. The home's immaculate, neutrally styled interiors offer comfort and practicality for modern family living. Comprising of four bedrooms, a first-floor bathroom a ground-floor shower room, and a bright, inter-connected living room and integrated kitchen (including an AEG oven and induction hob), with a dining area and direct access to a large secure garden, ripe for landscaping. Luxurious underfloor heating fitted to entire ground floor, an attached garage and a private driveway with EV charging complete this highly attractive proposition.

Please note - images are for illustrative purposes only and do not form part of any contract.

## Features

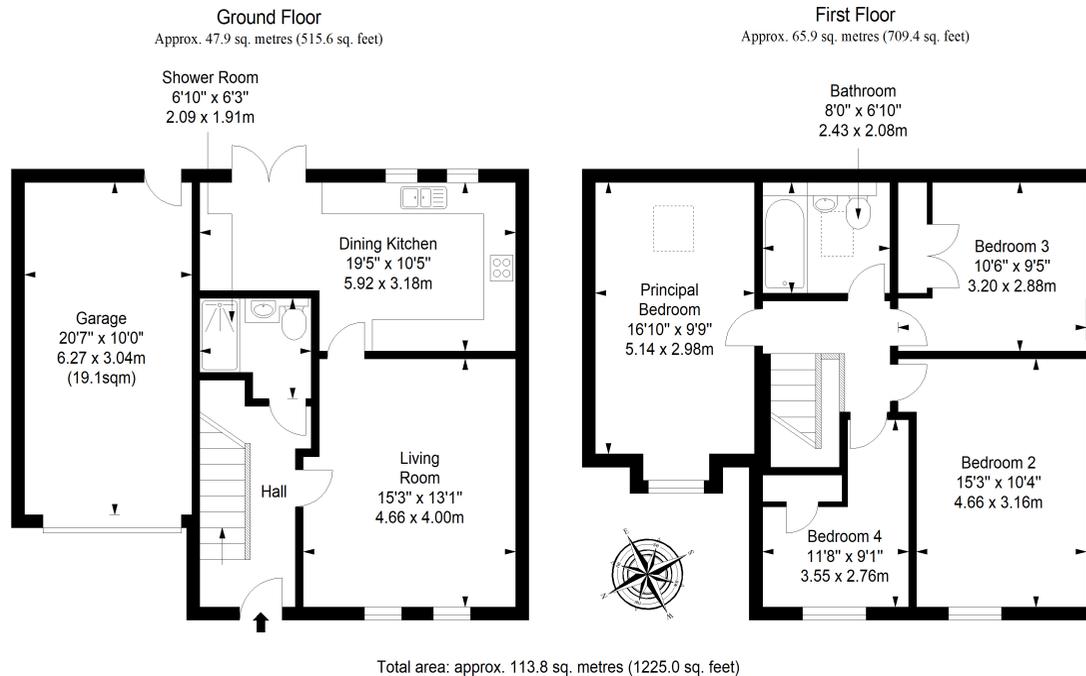
- Move-in-ready new-build home ideal for families
- Stylish integrated kitchen with dining area and garden access
- Generous principal bedroom
- Three further good-sized bedrooms (two with fitted wardrobes)
- First-floor bathroom with rainfall shower over bath
- Ground-floor shower room
- Large secure garden ripe for landscaping
- Private driveway with EV charging & garage
- Air Source Heat Pump and underfloor heating & DG
- EPC B

Please note, a projected annual energy cost of just £736 per annum for heating, hot water and lighting. Insulation is to the very latest building standards.

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# Floorplan



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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.

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