



Thorntons
The right way to move

Pitnappie Farm House,
Newtyle, Blairgowrie, Angus
PH12 8UR





Summary

Nestled in the heart of the Angus countryside, Pitnappie Farm House offers a rare opportunity to enjoy rural tranquillity while remaining within easy reach of Perth (18 miles) and Dundee (10 miles). This charming two bedroom detached cottage sits in an idyllic, elevated position, boasting panoramic views across open farmland and rolling hills. The accommodation comprises: bright and spacious lounge, dining kitchen, 2 double bedrooms and family bathroom. The cottage would further benefit from modernisation.

Features

- Charming detached cottage in a rural location
- Stunning panoramic countryside views
- Bright and spacious lounge
- Well-equipped kitchen with room for dining
- Two double bedrooms
- Three Piece Bathroom
- Substantial garden grounds
- Ideal as a permanent home or investment property
- Convenient access to local amenities
- Oil Central Heating

Room Measurements

Front Porch: 2.01m x 1.85m (6'7" x 6'1")
 Bedroom 1: 4.29m x 4.09m (14'1" x 13'5")
 Bedroom 2: 5.31m x 2.59m (17'5" x 8'6")
 Kitchen: 5.08m x 4.75m (16'8" x 15'7")
 Living Room: 5.94 x 4.06m (19'6" x 13'4")
 Study: 2.59m x 1.42m (8'6" x 4'8")
 Rear Porch: 1.88m x 1.57m (6'2" x 5'2")
 Boot Room: 2.62m x 2.62m (8'7" x 8'7")
 Garage: 5.46m x 5.31m (17'11" x 17'5")



Charming detached cottage in a rural
location enjoying excellent countryside
views



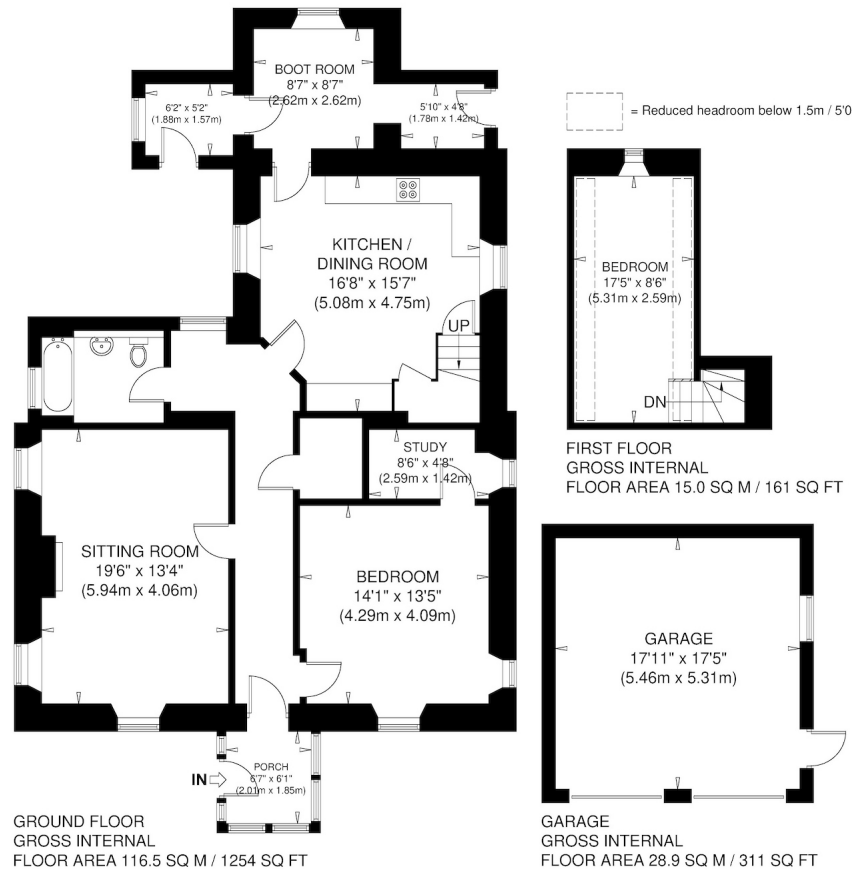




This property makes an ideal
permanent home, holiday
accommodation or investment
opportunity



Floorplan



PITNAPPIE FARMHOUSE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 131.5 SQ M / 1415 SQ FT
GARAGE FLOOR AREA 28.9 SQ M / 311 SQ FT
TOTAL COMBINED FLOOR AREA 160.4 SQ M / 1726 SQ FT
All measurements and fixtures including doors and windows
are approximate and should be independently verified.

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