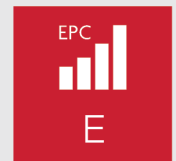




**Thorntons**   
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## Birchwood, Campmuir,

Coupar Angus, Blairgowrie,  
PH13 9LN.





## Summary

This exclusive detached house covers over 2,514 square feet, providing substantial accommodation finished to exceptional standards. The luxurious four-bedroom home features sumptuous interior design and high-spec fixtures and fittings, providing the ultimate in contemporary living for families. Furthermore, the south-facing property offers a sought-after rural lifestyle less than 30 minutes by car from Dundee and Perth. In addition, it boasts extensive private parking, a stunning family-friendly garden, and incredible panoramic views over the breathtaking countryside. Extras: all fitted floor and window coverings, light fittings, an electric Belling range cooker, integrated appliances (full-height freezer, full-height fridge, microwave, oven, dishwasher), a washer, and a dryer.

## Features

- A stylish and significant detached house
- Picturesque rural setting in Campmuir
- Local primary and bus to secondary school
- Entrance hall with generous storage
- Spacious, south-facing living room
- Versatile, triple-aspect sun room
- Statement kitchen/dining/family room
- Large, well-appointed utility room
- Landing with a generous store room
- Four bright and airy double bedrooms
- 4pc en-suite bathroom with shower cubicle
- High-specification 3pc shower room
- Landscaped front and rear gardens
- Large summerhouse, greenhouse and shed
- Multi-car driveway and double garage
- LPG central heating and triple glazing



"A stunning family home offering a luxurious rural lifestyle, set within easy reach of Perth and Dundee"



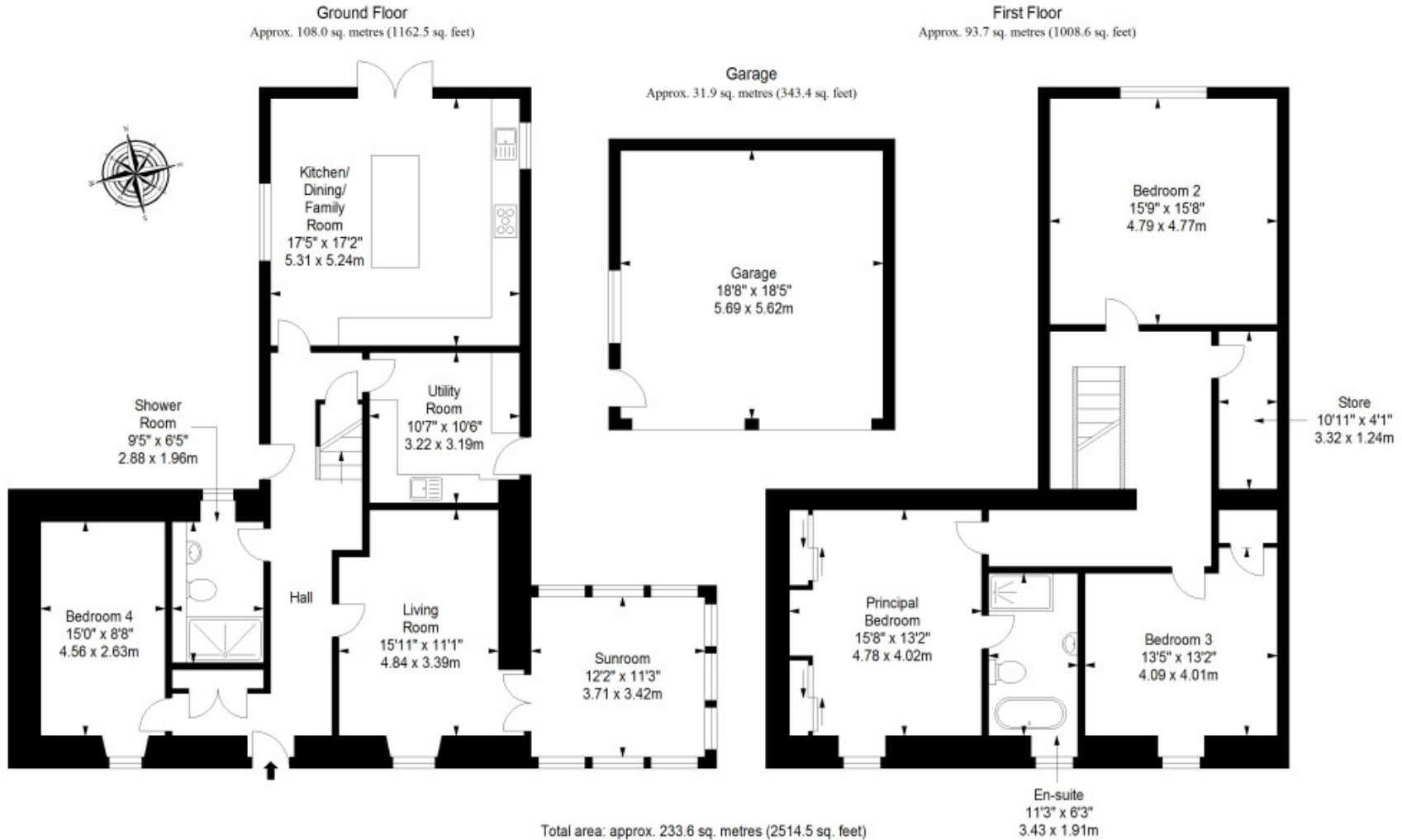




"A wealth of stylish accommodation,  
extensive private parking, and a  
spectacular garden with panoramic  
countryside views"



# Floorplan





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