



Lade Craigs
Darkfaulds, Blairgowrie

Perth and Kinross, PH10 6PY



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Property 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 four bedrooms, a first-floor bathroom, a ground-floor shower room, and a bright, interconnected 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.

Extras: The property is sold as seen. 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.

Features

- Move-in-ready new-build home ideal for families
- Welcoming entrance hall
- Light and airy living room, connected to:
- 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
- Attached single garage
- Air Source Heat Pump and underfloor heating
- Double glazing throughout





“The home’s immaculate, neutrally styled interiors offer comfort and practicality for modern family living.”







 “Generous principal bedroom and three further good-sized bedrooms (two with fitted wardrobes).”

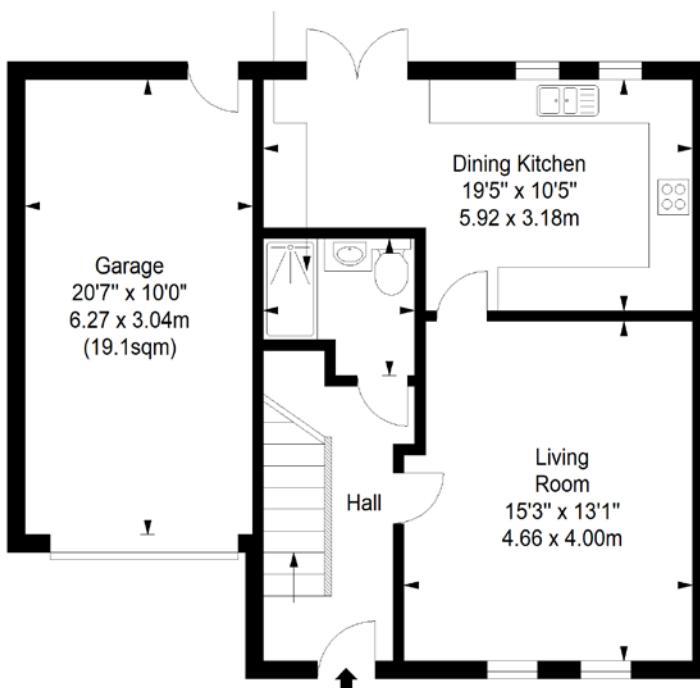


Floorplan

Ground Floor

Approx. 47.9 sq. metres (515.6 sq. feet)

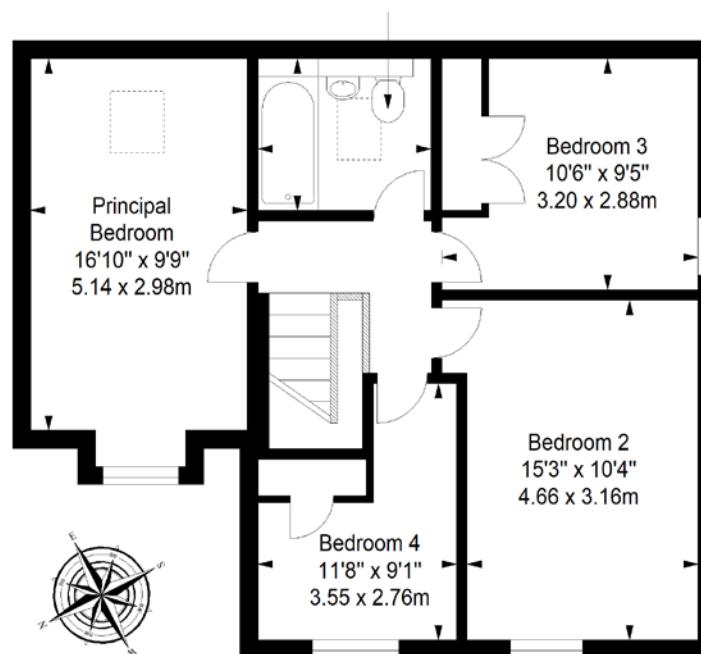
Shower Room
6'10" x 6'3"
2.09 x 1.91m



First Floor

Approx. 65.9 sq. metres (709.4 sq. feet)

Bathroom
8'0" x 6'10"
2.43 x 2.08m



Total area: approx. 113.8 sq. metres (1225.0 sq. feet)



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