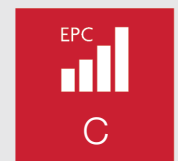
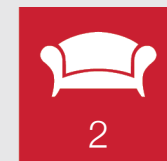




## Birch House, Main Street, Ardler

Blairgowrie, Perth And Kinross,  
PH12 8SR







## Summary

This charming four-bedroom detached house is attractively nestled amongst landscaped gardens on a wonderfully secluded, enclosed plot with open country views, a gated driveway and an integral garage. There is also an external studio and workshop. The comfortable family-friendly interiors offer spacious and versatile rooms with tasteful contemporary styling and ample space for relaxation, dining and home working. An en-suite shower room, a four-piece bathroom and a ground-floor cloakroom perfectly accommodate busy daily schedules, whilst a large utility room provides additional practicality.

Extras: The sale includes all fitted floor and window coverings, light fittings and integrated appliances.

## Features

- Spacious and stylish family-friendly interiors
- Charming, detached house
- Porch and hall with storage and a cloakroom
- Sunny living room with a multi-fuel burner
- Fabulous orangery with garden access
- Study with garden access
- Bright, well-appointed eat-in kitchen
- Four spacious double bedrooms
- Shower room in principal suite
- Four-piece family bathroom
- Large utility room with garden access
- Picturesque wraparound gardens
- External studio and workshop
- Ample garage and driveway parking
- Gas central heating and double-glazing





"A generous four-bedroom family home within an idyllic village setting just 30 minutes' drive from Perth and Dundee."









"The enclosed grounds feature a scenic outlook, secluded gardens, a studio/workshop, a driveway and an integral garage."







# Floorplan





# Thorntons<sup>↑↓</sup>

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