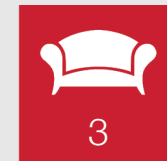




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## Peathill Farmhouse,

Careston, Brechin, Angus,  
DD9 6SA





## Summary

Situated just outside the peaceful hamlet of Careston, only 2 miles from the A90, this substantial detached home, occupying a 0.5 acre plot, is surrounded by picturesque countryside with a generous and productive garden with outbuilding, polytunnels and orchard. This sympathetically modernised family home has six bedrooms, three reception rooms, and three bathrooms. It has a fabulous sunny double-aspect kitchen-diner with high-spec appliances, quality worktops, contemporary cabinetry and a working fire. Benefitting from a practical utility room, boot room, attached outbuilding and ample private parking, it also has a solar PV system with a diverter for hot water, battery and EV charger. Extras: All fitted floor and window coverings, light fittings and kitchen appliances are included in the sale.

## Features

- Refurbished farmhouse in Careston
- Entrance hall with storage
- South-facing living room
- Sunny double-aspect kitchen/dining room
- Three dual-aspect double bedrooms (one with en-suite)
- Three more bedrooms (one currently used as a family room)
- Sitting room and versatile box room
- Downstairs shower room and first floor bathroom
- Practical utility room, boot room, and cellar
- Wrap-around garden
- Private parking, including carport
- Solar PV system
- Oil central heating and double glazing




“A stylish double-aspect, open-plan kitchen and dining room with ample space for a large dining table and chairs.”







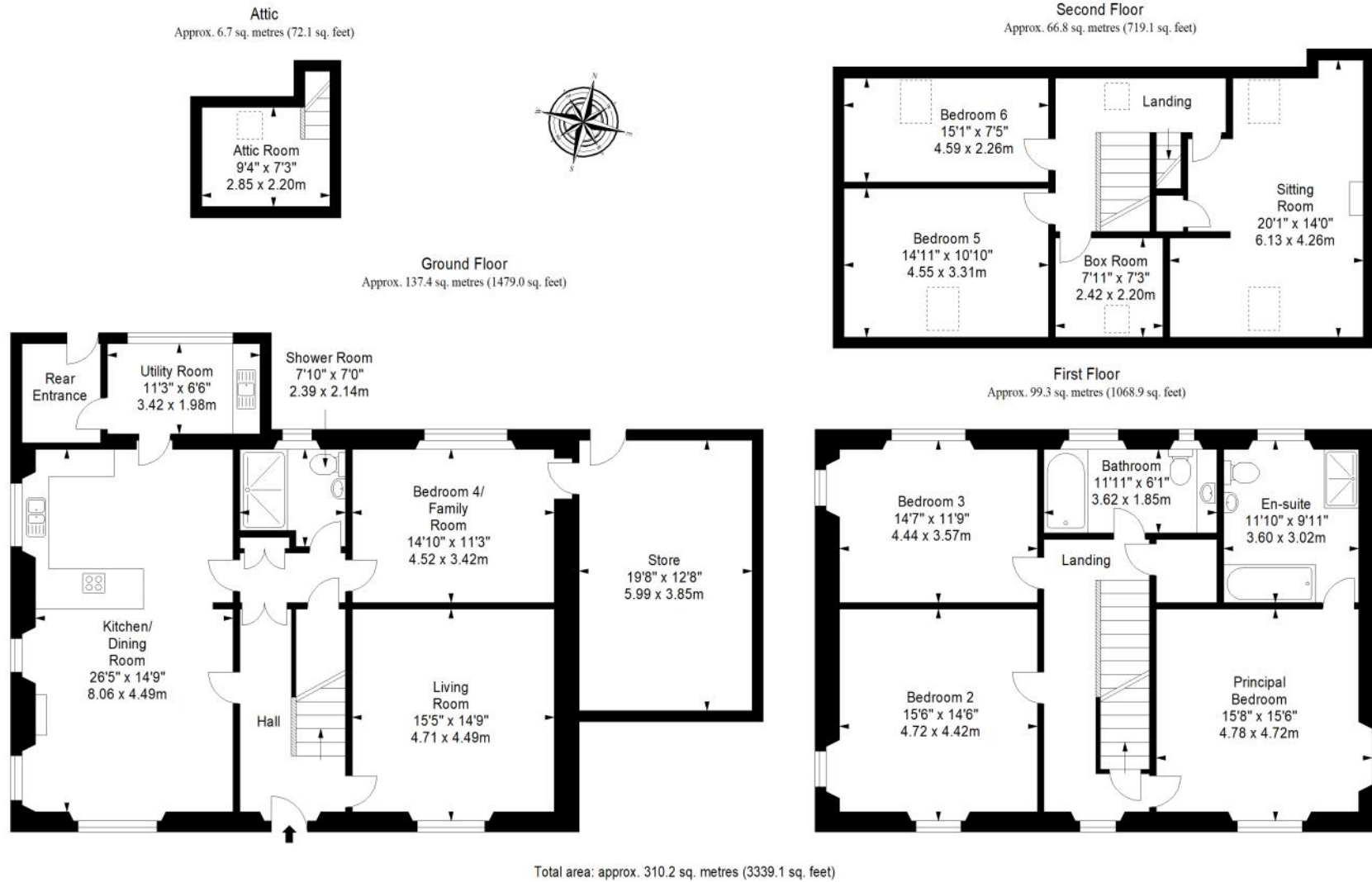


“The property boasts generous garden grounds, expansive countryside views and ample private parking, including a driveway and carport.”



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**Peathill Farmhouse**

# Floorplan



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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