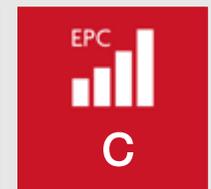




The Steading, Kilry, Blairgowrie,
Angus PH11 8JA





Summary

The Steading is a distinctive converted barn offering spacious accommodation set within approximately 2.5 acres of garden grounds and comprises: open-plan lounge, large dining area with bespoke hand crafted bar, substantial principal kitchen with central island, along with a second kitchen, a library, office, three well-proportioned bedrooms, bathroom facilities, and useful storage and utility areas. Above, a striking mezzanine level forms a private principal bedroom suite with generous en-suite bathroom, dressing room, and access to an internal balcony. Externally, the grounds extend to around 2.5 acres and include a raised timber deck ideal for outdoor dining while enjoying the surrounding countryside view. Additional features include a garage, workshop, and generous storage.

Features

- Detached unique converted barn
- Approx. 2.5 acres of garden grounds
- Four generous double bedrooms, Master Ensuite
- Three reception rooms and office space
- Bedroom two and three with Jack and Jill ensuite
- Family bathroom with three piece suite
- Possible to create an internal annex for multi-generational living
- Elevated position taking in outstanding countryside views
- Sought after rural location close to Alyth and Glenisla
- Solar panels, triple and double glazing; EPC - C

Room Measurements

Lounge: 7.00m x 6.70m

Kitchen: 7.50m x 4.20m

Utility Kitchen 2: 4.00m x 3.82m

Dining Room: 6.30m x 3.80m

Library: 5.54m x 3.90m

Master Bedroom: 4.30m x 4.30m

Bedroom 2: 4.00m x 3.00m

Bedroom 3: 4.00m x 3.30m

Bedroom 4: 3.80m x 2.90m

Family Bathroom: 4.20m x 2.20m



The property combines traditional character with generous modern living spaces and enjoys panoramic views across surrounding farmland and hills.



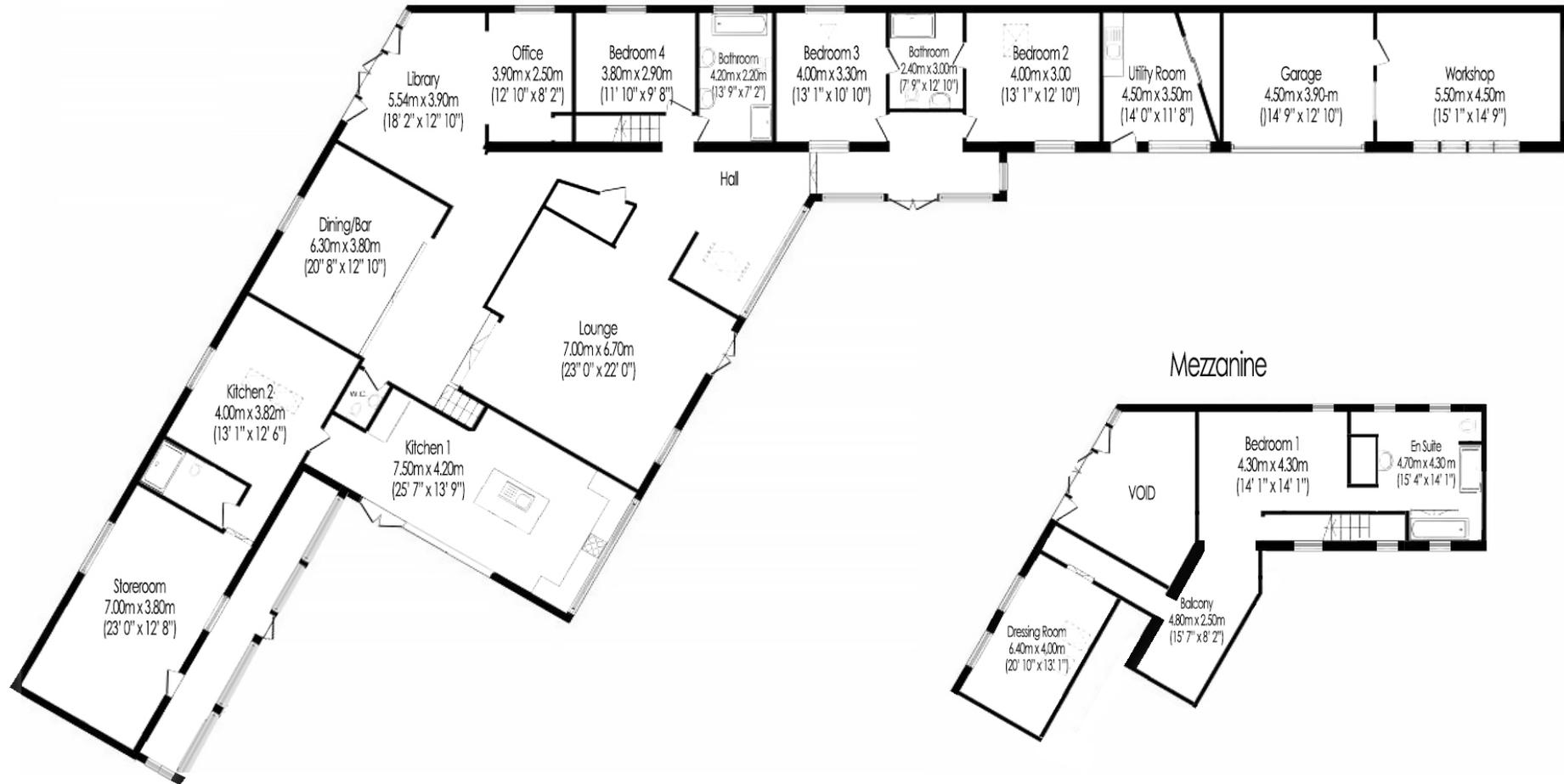




The Steading offers a rare opportunity to acquire a unique country home combining character, space, and breathtaking rural surroundings.



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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Our Branches

ANSTRUTHER

5A Shore Street, Anstruther, KY10
3EA
01333 310481
anstrutherea@thorntons-law.co.uk

ARBROATH

Brothockbank House, Arbroath,
DD11 1NE
01241 876633
arbroathea@thorntons-law.co.uk

BONNYRIGG

3-5 High Street, Bonnyrigg, EH19
2DA
0131 663 7135
bonnyriggea@thorntons-law.co.uk

EDINBURGH

Citypoint, 3rd Floor, 65 Haymarket
Terrace, Edinburgh, EH12 5HD
0131 297 5980
edinburghea@thorntons-law.co.uk

CUPAR

49 Bonnygate, Cupar, KY15 4BY
01334 656564
cuparea@thorntons-law.co.uk

DUNDEE

Whitehall House, 33 Yeaman Shore,
Dundee DD1 4BJ
01382 200099
dundeeea@thorntons-law.co.uk

FORFAR

53 East High Street, Forfar, DD8 2EL
01307 466886
forfarea@thorntons-law.co.uk

PERTH

7 Whitefriars Crescent, Perth, PH2
0PA
01738 443456
perthea@thorntons-law.co.uk

INVERNESS

Kintail House, 2 Sir Walter Scott
Drive, Inverness, IV2 3BW
01463 383977
genea@thorntons-law.co.uk

ST ANDREWS

19-21 Bell Street, St Andrews
01334 474200
standrewsea@thorntons-law.co.uk

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