

Simple Approach



**Longleys , Blairgowrie
PH12 8QX**

Offers over £408,950

Located in the picturesque countryside, this stunning new build home, completed in 2021, offers a perfect blend of modern living and natural beauty. With four spacious bedrooms and three well-appointed bathrooms, this property is ideal for families seeking comfort. The heart of the home is a welcoming lounge that provides a warm and inviting space for relaxation and entertaining with double aspect views along with the spacious kitchen/ diner and useful utility room. Cameron Beechfield provides a bedroom, currently used as a living room and shower room on the ground floor to provide accessible living across one floor.

Set on approximately 2/3 acres of beautifully maintained grounds, this property not only offers ample outdoor space for leisure and recreation but also presents a potential development opportunity, making it a wise investment for the future. The stunning location is surrounded by breathtaking countryside and rolling fields, providing a serene backdrop for everyday life.

Additionally, the property features a detached garage equipped with both power and water supply, offering convenience for storage or potential workshop use. Furthermore, the property benefits from a range of modern, energy-efficient features, including an air source heat pump, underfloor heating, and solar panels with battery storage—helping to reduce energy costs while enhancing comfort and sustainability.

This exceptional home is a rare find, combining modern amenities with the charm of rural living. It is a perfect sanctuary for those looking to escape the hustle and bustle of city life while still enjoying the comforts of a contemporary home whilst still being within close reach of neighbour towns, such as Forfar and Blairgowrie and only 30 mins to Dundee or Perth. Don't miss the chance to make this remarkable property your own.

Lounge
19'4" x 12'2" (5.90 x 3.72)

En-suite Shower Room
7'9" x 4'11" (2.38 x 1.52)

Kitchen + Dining Room
12'8" x 20'11" (3.88 x 6.38)

Bedroom Two
12'11" x 11'9" (3.94 x 3.59)

Utility Room
5'6" x 10'1" (1.69 x 3.08)

Bedroom Three
13'9" x 11'6" (4.21 x 3.52)

Downstairs Shower Room
4'5" x 9'11" (1.37 x 3.04)

Family Bathroom
6'11" x 11'9" (2.11 x 3.60)

Bedroom Four (Downstairs)
10'0" x 7'11" (3.05 x 2.43)

Garage
25'5" x 19'5" (7.77 x 5.94)

Master Bedroom
13'10" x 12'10" (4.24 x 3.93)





- Detached Four Bedroom House
- Detached Garage With Services Connected
- Master En-Suite Bedroom
- Close to Forfar, Blairgowrie, Dundee and Perth
- Highly Energy Efficient - EPC Rating 102
- Ample Off Street, Private Parking
- Energy Efficient Features such as air source heat pump, underfloor heating, and solar panels with battery storage.
- Stunning Location Surrounded By Countryside
- 2/3 Acres
- Local Amenities and Schooling Nearby

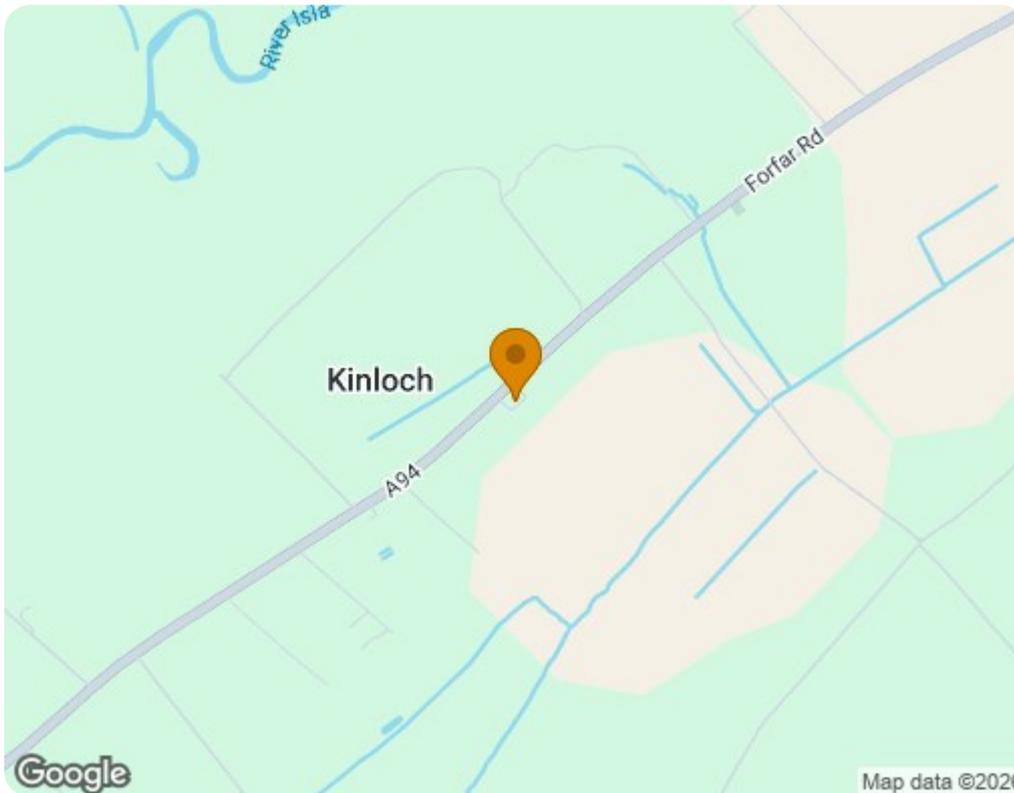




Floor 1



Floor 2



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs	100+	100+
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions	100+	100+
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland	EU Directive 2002/91/EC	