

Offers Over £525,000



Greenland House, Brucefield Road, Blairgowrie,  
Perthshire, PH10 6LA

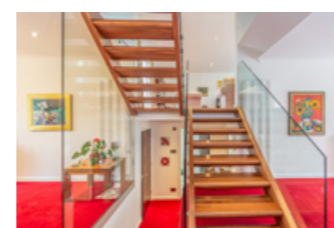
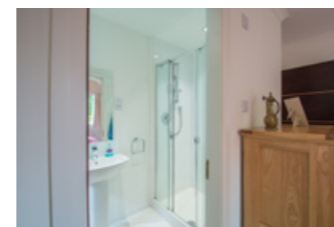
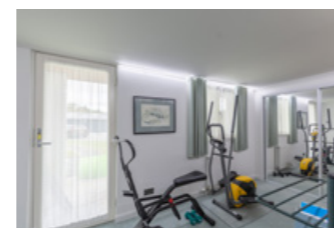
Situated within the prestigious Rosemount location on the outskirts of Blairgowrie, is this immaculately appointed and recently upgraded to the highest of standards, detached split level, family villa. The property is set within 1.3 acres of beautifully landscaped mature garden grounds and woodland. The exterior has been freshly rendered with Alumasc insulated render and finished with solid wood panel and glass balustrade and provides a most welcoming and eye catching entrance to the villa.

The hallway enters into a bright and spacious reception area with wall length windows complimenting the front door to enhance the natural light. The new walnut wood and glass central stairwell is a main feature and centre piece of the property. The hallway is on an open plan with the family dining room with vertical wall length Bisque Velum radiators and sliding patio doors to the rear garden. Stylish sliding glass doors open into the sizeable kitchen which has been fitted with a high end modern kitchen with Retro twist created by Pininfarina design house Italy. The kitchen has been fitted with a range of sleek curved wall and base units with integrated five burner hob, Siemens double oven, larder full length fridge and separate freezer and pantry. There is also a feature central island for additional workspace and storage along with coordinating dining table and chairs and Karndean flooring. This leads through to the utility room with newly installed Worcester boiler, plumbing for washing machine and space for tumble drier along with shelved cupboard and large walk in storage cupboard housing the hot water cylinder. There is also a further door to outside. The large bright lounge is situated on the half level with wall length picture windows and sliding doors out onto the glazed balcony and seating area with views over the garden grounds. There are vertical wall length Zehnder Fassane radiators and feature Esse Firewall living flame gas fire. The sun room is located off the lounge via sliding patio doors and offers a pleasant outlook over the rear garden.



## Room Dimensions

Entrance Hallway	10'6 x 11'10	(3.20m x 3.61m)
Dining Room	10'6 x 13'3	(3.20m x 4.04m)
Kitchen	12'11 x 25'11	(3.94m x 7.90m)
Utility Room	7'10 x 8'1	(2.39m x 2.46m)
Lounge	22'4 x 16'1	(6.81m x 4.90m)
Sun Room	16'1 x 11'10	(4.90m x 3.61m)
Master Suite	12'8 x 15'2	(3.86m x 4.62m)
Dressing Area	9'5 x 4'5	(2.87m x 1.35m)
Shower Room	6'3 x 8'5	(1.91m x 2.57m)
Bedroom 6 / Family Room	13'4 x 9'8	(4.06m x 2.95m)
Bedroom 1	13'3 x 12'7	(4.04m x 3.84m)
Bedroom 2	11'1 x 12'6	(3.38m x 3.81m)
En Suite	4'2 x 6'11	(1.27m x 2.11m)
Bedroom 3	10'10 x 10'10	(3.30m x 3.30m)
Bedroom 4	13'3 x 10'10	(4.04m x 3.30m)



The first level offers four sizeable double bedrooms with fitted wardrobes and the back double room also offers a stylish ensuite with Matki shower, contemporary white suite and coordinating vinyl flooring. The family bathroom is finished to the highest of standards with a newly fitted Utopia suite including separate Matki corner shower enclosure and fitted vanity unit. The central free standing bath compliments the style of the bathroom. The lower split level of the house boasts the master suite with large double room and wall length windows. The room offers a dressing area with down lighting and ample space for further free standing furniture. The quality appointed Ellis shower room is located off with large double shower enclosure and duck egg glass splash back and vanity unit with ceramic bowl sink. There is a further room located off which is flexible in its use to suit a purchasers requirements with wall length mirrored wardrobes and door to the rear garden.

The internal finish of the property is complete with solid wood doors throughout, chrome fittings and down lighting.

Outside the property is set within private garden grounds that have been landscaped with a range of trees and shrubs along with fence enclosed private woodlands. There are newly constructed 5 terraced garages to the rear with insulated walls, power and lighting. There is a further large shed to the rear and attractive summer house.

Properties of this style are rare to the market and early viewing is highly recommended.





# Thorntons

*Let's get a move on!*

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

Anstruther: Tel 01333 310481 E: anstruther@thorntons-law.co.uk  
Arbroath: Tel 01241 876633 E: arbroath@thorntons-law.co.uk  
Cupar: Tel 01334 656564 E: cupar@thorntons-law.co.uk  
Dundee: Tel 01382 200099 E: dundee@thorntons-law.co.uk  
Edinburgh: Tel 0131 225 8705 E: edinburgh@thorntons-law.co.uk  
Forfar: Tel 01307 466886 E: forfar@thorntons-law.co.uk  
Kirkcaldy: Tel 01592 803400 E: kirkcaldy@thorntons-law.co.uk  
Montrose: Tel 01674 673444 E: montrose@thorntons-law.co.uk  
St Andrews: Tel 01334 474200 E: standrews@thorntons-law.co.uk

**thorntons-property.co.uk**



3/4 Public



5 Garages



5/6 Bed



EPC Rating



3 Bath



Thorntons is a trading name of Thorntons Law LLP.

Note: While Thorntons make every effort to ensure that all particulars are correct, no guarantee is given and any potential purchasers should satisfy themselves as to the accuracy of all information.

Floor plans or maps reproduced within this schedule are not to scale, and are designed to be indicative only of the layout and location of the property advertised.