



Old Craig, Kilry

BLAIRGOWRIE, PH11 8HN



RETTIE









Old Craig, Kilry

Blairgowrie

Old Craig is a substantial and beautifully designed country house set within around 7.5 acres of mature and private grounds on the scenic Perthshire/Angus border, close to Alyth. Designed by the renowned architects Roger & Young and completed in 2004, the property combines traditional craftsmanship with modern construction, featuring solid double block walls and high-quality finishes throughout.





Old Craig, Kilry *Blairgowrie*

SUMMARY OF ACCOMMODATION

- Entrance hall
- Drawing room with feature fireplace and French doors to garden
- Dining room with fireplace
- Morning room
- Library
- Open-plan family room / dining area / kitchen with double-sided feature fireplace
- Conservatory with access to leisure complex
- Indoor swimming pool with jacuzzi
- Two shower rooms and changing facilities
- Utility room

First Floor:

- Six double bedrooms
- Four en-suite bathrooms
- Family bathroom
- Spacious landing with sitting area



Additional Accommodation:

- One-bedroom apartment above garage

Outside:

- Approximately 7.5 acres of mature grounds
 - Tennis court
 - Orchard
 - Large greenhouse
 - Summer house
 - Vegetable garden
 - Island with bridge feature
 - Two sheds
 - Driveway and ample parking
 - Triple garage
- Additional Features:
- Underfloor heating
 - Oil boiler
 - Air source heat pump (pool)
 - Solar PV with Feed-in Tariff
 - Traditional sash and case double glazing
 - Property wired for electric gates





ACCOMMODATION

The house offers expansive and versatile accommodation, perfectly suited to modern family living, entertaining, and multi-generational use. A welcoming entrance hall leads to a series of impressive reception rooms, including a formal drawing room with a feature fireplace and French doors opening onto the gardens; an elegant dining room with French doors leading to a generous paved terrace, perfect for al fresco dining and enjoying the tranquil surroundings; and a well-appointed library, which opens via French doors into a delightful morning room.

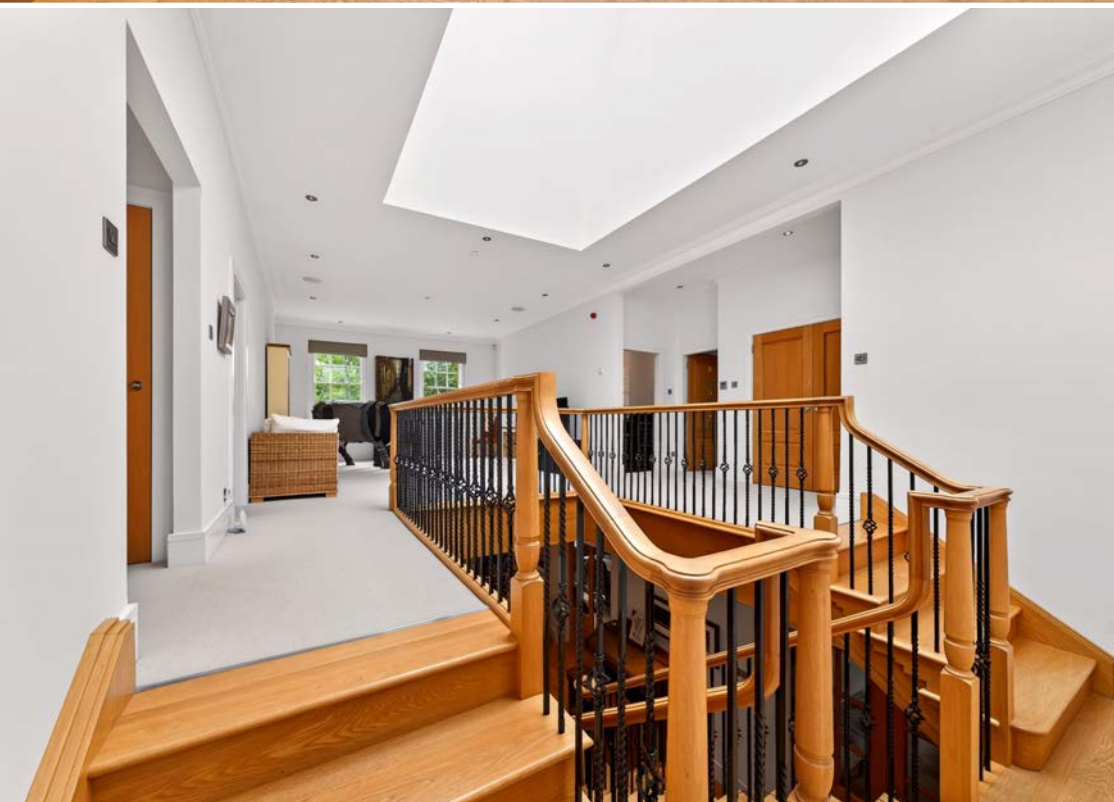
At the heart of the home lies a remarkable open-plan living space incorporating a family room, dining area and kitchen, thoughtfully arranged around a striking central feature wall with a double-sided fireplace, creating both a visual focal point and a sense of cohesion throughout. French doors from the dining area lead into a bright conservatory, which in turn opens directly into an exceptional indoor leisure complex. This includes a swimming pool, Jacuzzi and dedicated changing facilities with two shower rooms, creating a private and luxurious environment for relaxation and entertaining.

The kitchen is complemented by a separate utility room, which provides access to the integral triple garage and to an upper-level self-contained one-bedroom apartment, offering ideal accommodation for staff, guests or independent living.

Upstairs, a spacious landing, enhanced by a striking cupola that draws in natural light, creates an inviting additional sitting area and leads to six generous double bedrooms. Four of the bedrooms benefit from en-suite facilities, alongside a further family bathroom. The proportions throughout the house are impressive, with large rooms, excellent natural light and a carefully considered layout.

Externally, the beautifully landscaped grounds provide a superb and peaceful setting, surrounded by mature woodland and offering a high degree of privacy. The gardens are well established, with sweeping lawns and a variety of features including a tennis court, orchard, large greenhouse, summer house, vegetable garden and multiple useful outbuildings. A charming island feature forms a focal point within the grounds, accessed via a bridge and complemented by a timber gazebo – an idyllic spot for relaxation. The property also benefits from being ready for electric gate installation, offering added convenience and security potential.

Sustainability and efficiency have been carefully considered, with features including underfloor heating, an oil-fired boiler, air source heat pump for the pool, and solar photovoltaic panels with the benefit of the original Feed-in Tariff agreement. Traditional sash and case double-glazed astragal windows complete the overall specification, reinforcing the quality and attention to detail throughout.









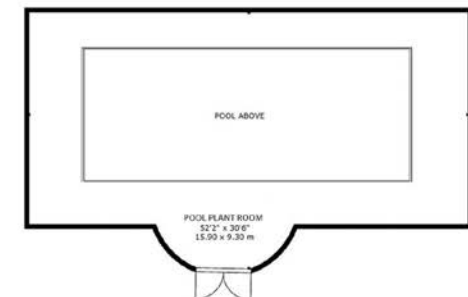
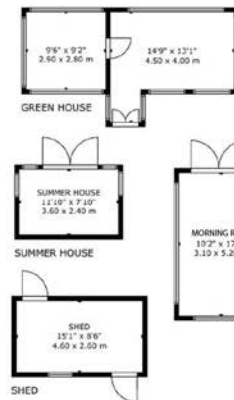
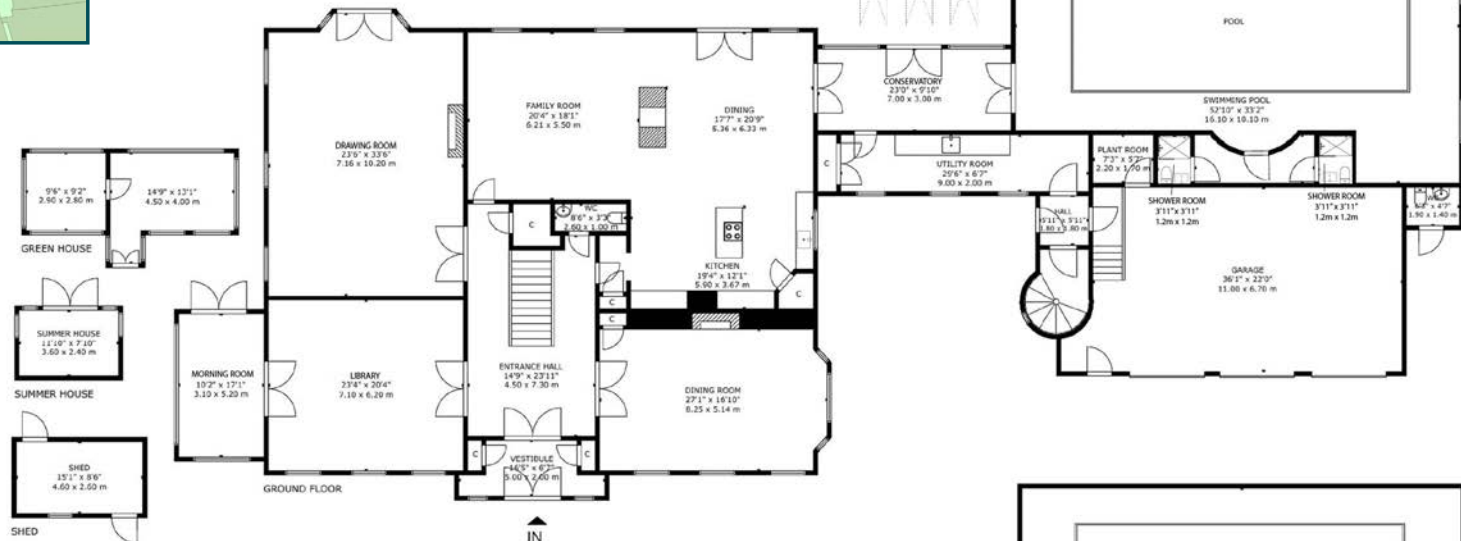
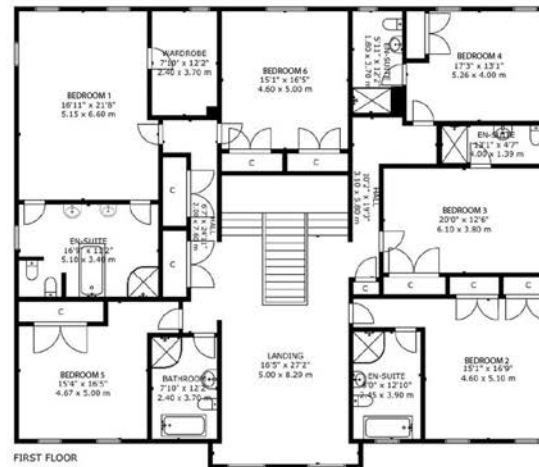
Old Craig, Kilry *Blairgowrie*

Internal Area: 8988 sqft / 835 sqm

Garage: 797 sqft / 74 sqm

Plant Room: 925 sqft / 86 sqm

Outbuildings: 484 sqft / 45 sqm





LOCATION

Old Craig enjoys a peaceful and private setting in the hamlet of Kilry, nestled within the beautiful rolling countryside of the Perthshire/Angus border, while remaining conveniently close to Alyth and the wider amenities of Blairgowrie.

Alyth offers a range of local amenities including shops, cafés, a primary school and leisure facilities, while Blairgowrie provides a more extensive selection of supermarkets, independent retailers, restaurants and schooling. The area is well known for its outdoor lifestyle, with opportunities for walking, cycling, golfing and field sports readily available within the surrounding countryside.

Perthshire and Angus are renowned for their natural beauty, with the location offering convenient access to the Cairngorms National Park, as well as a range of rivers, glens and forests. The property is also well positioned for access to Dundee, Perth and further afield, with good road links connecting to Scotland's major cities. Rail services from Perth and Dundee provide regular connections to Edinburgh, Glasgow and beyond.

Combining privacy, scale and exceptional facilities, Old Craig represents a rare opportunity to acquire a significant country home in a truly beautiful setting.







VIEWING

Viewing is strictly by appointment with the selling agents:
Rettie St Andrews, 28 Bell St, St Andrews KY16 9UX. Tel: 01334 237700.

SATELLITE NAVIGATION

For the benefit of those with satellite navigation the property's postcode is PH11 8HN.

FIXTURES AND FITTINGS

Only items specifically mentioned in the particulars of sale are included in the sale.

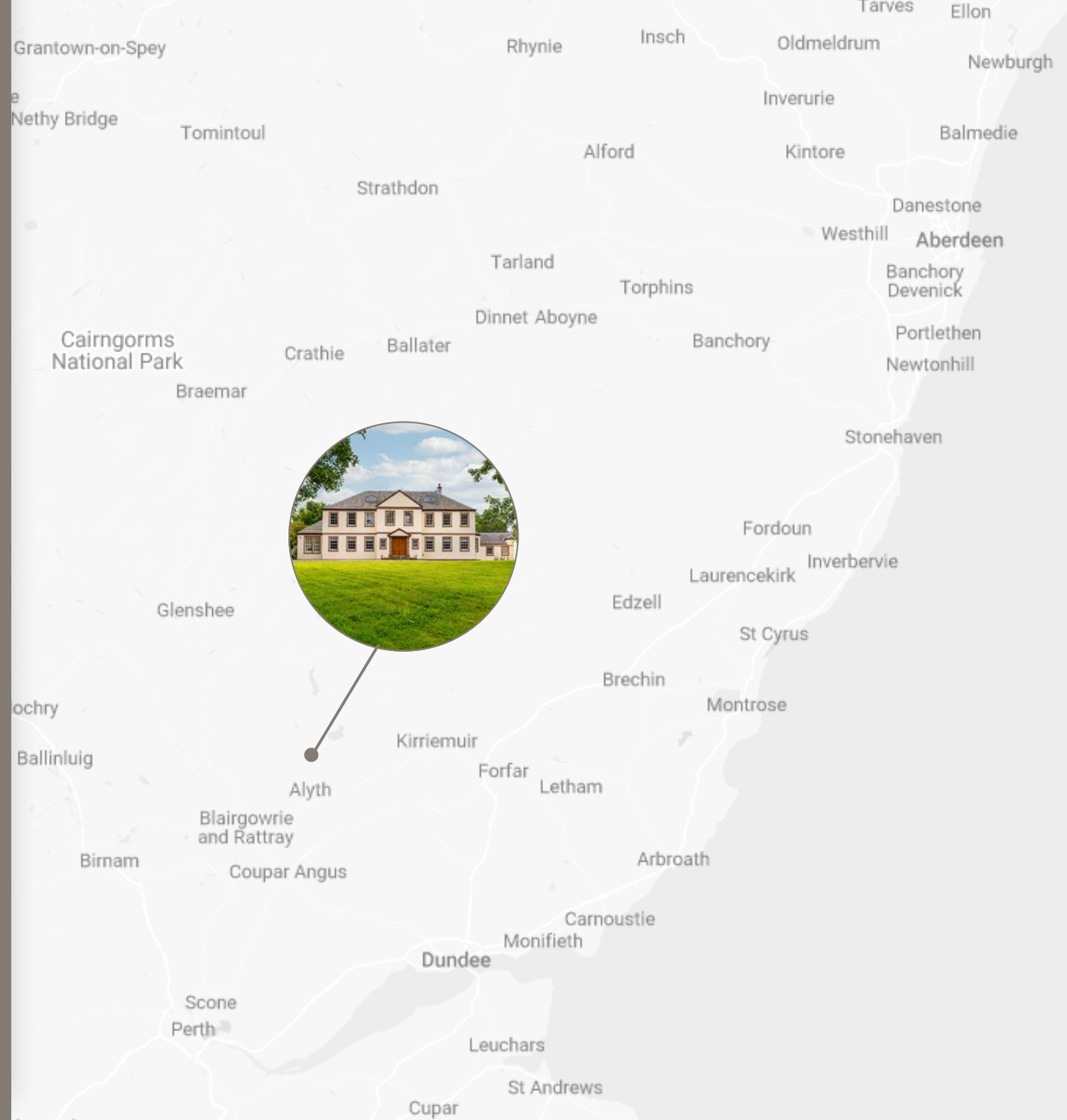
ENTRY & POSSESSION

Entry and vacant possession will be by mutual agreement and arrangement.

SERVICES

Mains electricity, water, private drainage, air source heating system for the pool, oil fired heating, underfloor heating, double glazing, solar photovoltaic panels with Feed-in Tariff.

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