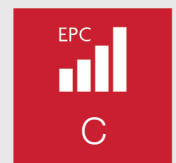
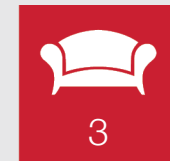




**Thorntons**   
The right way to move

## Valleyfield 51 North Street

Newtyle, Blairgowrie  
Angus, PH12 8TU





## Summary

Set on a sizeable plot with idyllic south-facing gardens and outstanding private parking, this five-bedroom detached villa offers a relaxed village lifestyle within easy reach of Dundee, accessible in 30 minutes by car. Presented with elegant modern décor, the substantial and versatile family home boasts two bright reception rooms - one leading to a south-facing conservatory and a dining kitchen, two bathrooms, a third WC, a utility room, and plentiful internal/external storage.

Extras: All fitted floor and window coverings and light fittings are included.

## Features

- Substantial detached villa
- Reception hall with storage and WC
- Multi-aspect living room with access to:
- Large south-facing conservatory
- Dining kitchen with external access via a utility room
- Versatile dining room with garden access
- Five spacious bedrooms (one ideal as a study)
- Bathroom with shower-over-bath
- Separate shower room
- Excellent internal and external storage
- Extensive well-kept mature gardens
- Gated driveway and double garage
- Gas central heating and double-glazing



“The sizeable family home is located in the small village of Newtyle, within picturesque surroundings just 30 minutes’ drive from central Dundee.”





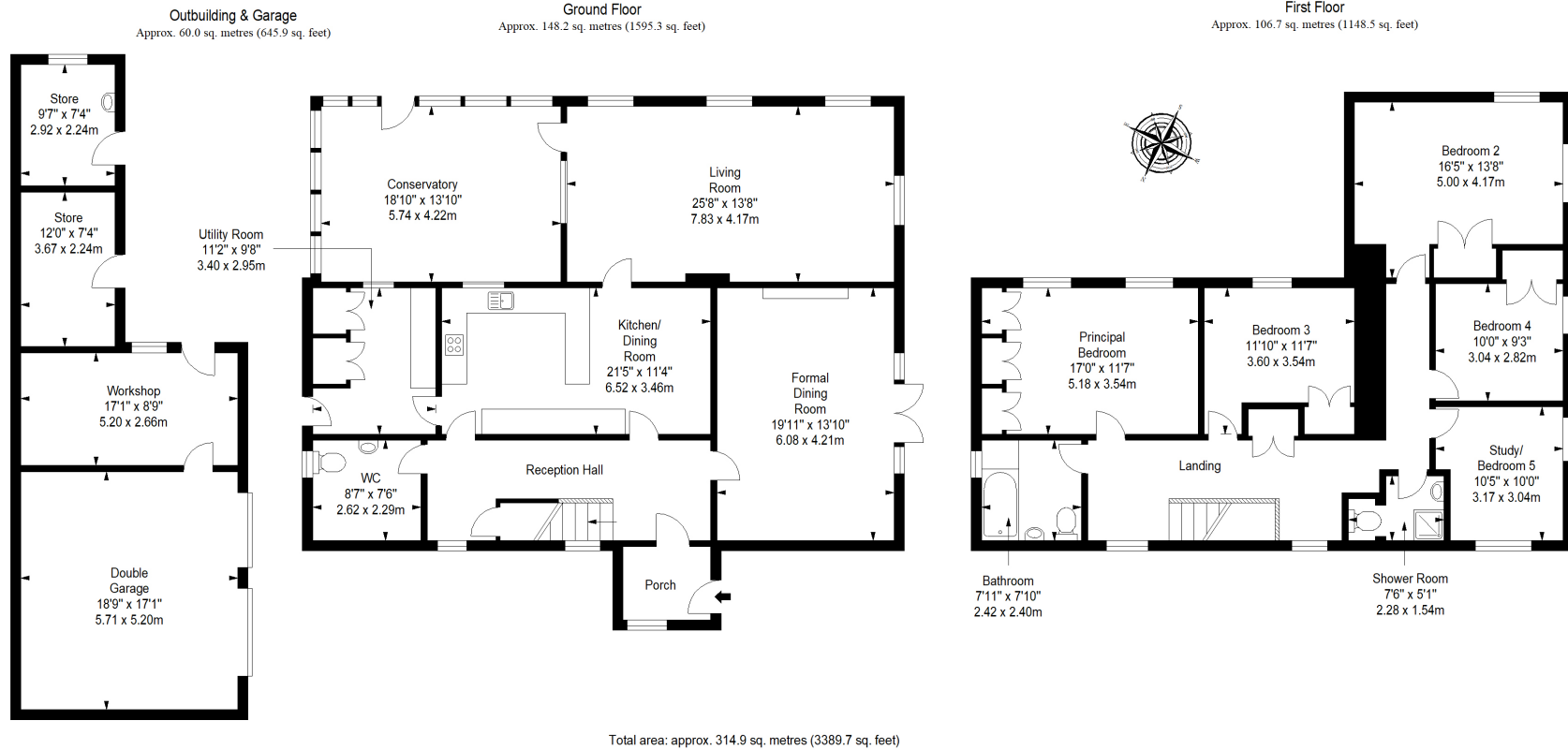




“The enclosed grounds include a sweeping lawn, leafy trees, a suntrap terrace, a vegetable plot, and a feature pond.”



# Floorplan





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