



## Rawes Farmhouse Rawes Farmhouse

, Longforgan, DD2 5HQ

Offers over £480,000



Rosie Fraser Real Estate are delighted to bring to the market this exquisite five bedroom farmhouse set with an acre of gardens with the option to purchase an additional three acres of paddock adjacent to the property.



The property is spread over two levels, with downstairs comprising of welcoming hallway, reception room with original fireplace and windows overlooking uninterrupted countryside views, a dining room with feature fireplace, spacious double bedroom, family bathroom, spacious country style kitchen/diner with AGA cooker and French doors allowing access to patio area of garden. Leading from the kitchen is a useful utility/boot room.

Upstairs, via a sweeping staircase, are four spacious double bedrooms, bedroom five on the floor plan is connected to bedroom six, which would make for a perfect nursery room or study. Bedroom two and bedroom five on the floor plan have a Jack and Jill shower room. The principle bedroom has its own en-suite shower room.

External to the front of the property is an impressive sweeping driveway, the property has generous manicured lawns and stunning countryside views. The gardens have a shed and log store, which would remain. There is an out house / boiler room adjacent to the property and garden shed.

Adjacent to the property are 3 acres of paddock, which are available to be purchased if desired by separate negotiations.

The property is situated within a semi-rural spot of Longforgan, where it benefits from the green space of the countryside, whilst being surrounded by a cluster of neighbours. The property is a south facing Georgian farmhouse with river views.

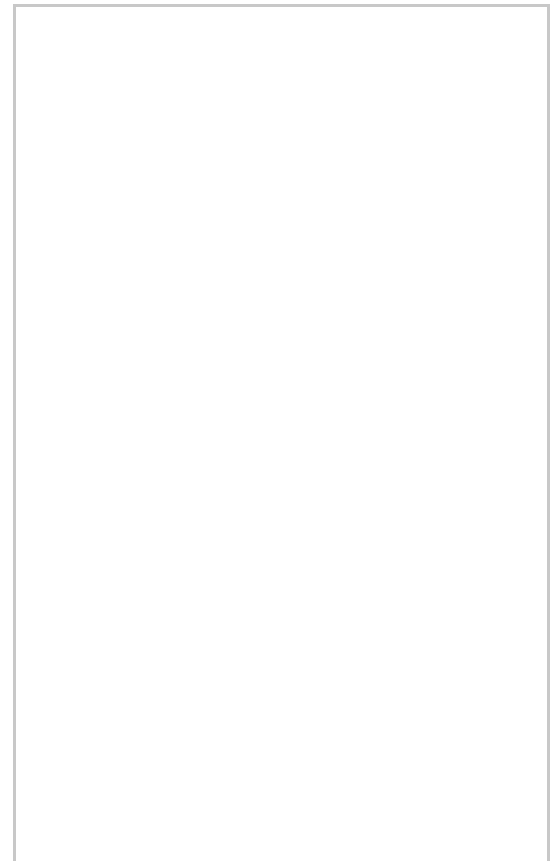
Longforgan is a village in Perthshire just 15 minutes drive from Dundee city centre and conveniently situated for commuting to Perth, Edinburgh and Glasgow. The property is just a 12 minute drive to Ninewells hospital.

Early viewings are advised.

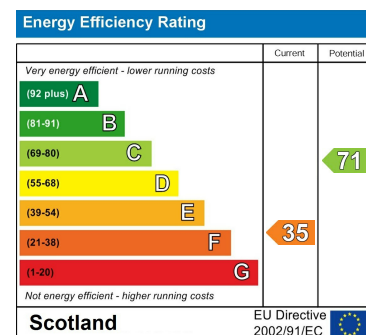
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.