

# Buy your next home with Next Home

Leading Perthshire Estate Agency

Flat 3 Pittfour Castle, St. Madoes, Glencarse, Perth, PH2 7NJ

Offers Over £260,000

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**NEXTHOME**  
ESTATE & LETTING AGENTS



# Buying with Next Home

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Flat 3 Pitfour Castle, St. Madoes, Glencarse, Perth,  
PH2 7NJ

Many thanks for your interest with Flat 3 Pitfour Castle, St. Madoes, Glencarse, Perth, PH2 7NJ.

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Registered Buyers



No obligation  
mortgage advice



Conveyancing  
Quotations



First Time Buyer  
with No Deposit



Next Home's  
Buying Guide



Next Home  
Open Days

# About the Area

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Pitfour Castle is an 18th-century country house situated on the southeast edge of the village of St Madoes in the Carse of Gowrie, Perthshire, Scotland.

Local amenities at St Madoes include a small shop, two parks, a primary school and an 18th-century church built upon the remains of an earlier church.

The Madoch centre in St. Madoes which is run by the local parish church also offers a café, function rooms, games hall, playpark, soft play and astroturf pitch for tennis, games, basketball or netball.

Recently the village has started expanding due to the building of a large housing estate.

It is located near Errol, between Dundee and Perth.







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# Property Summary

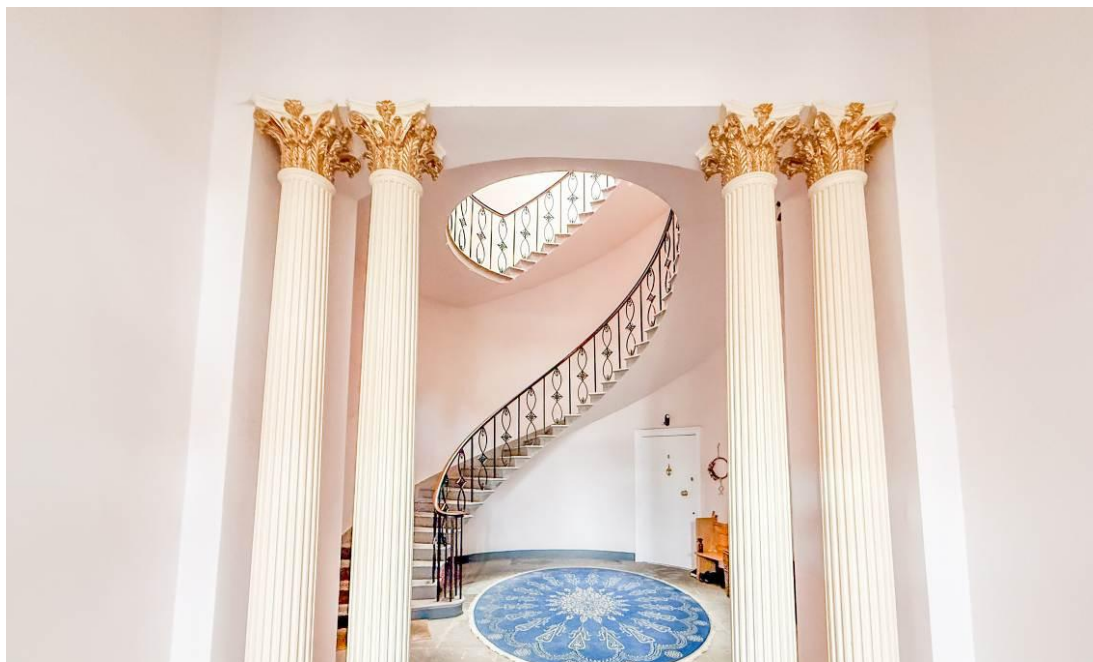
Set within the impressive Pitfour Castle on the edge of St Madoes in the Carse of Gowrie, this unique home forms part of an elegant 18th-century country residence attributed in style to the renowned architect Robert Adam. The castle has been carefully restored over time, allowing it to retain its historic character while offering comfortable modern living.

The property is accessed at ground floor level into an entrance area leading to a distinctive and characterful hallway which provides access to the main accommodation. The contemporary kitchen is fitted with a range of modern units, integrated appliances and quality finishes, creating a practical and stylish space. A versatile sitting room offers flexibility for a variety of uses and gives access to a convenient cloakroom.

A particularly striking feature of the home is the dining room, set within a former cellar and showcasing exposed stonework and a recessed arch, providing a truly unique setting for entertaining. This leads through to an impressive drawing room, a bright and spacious public room with large sash and case windows overlooking the communal grounds, complemented by an ornamental fireplace and elegant period detailing.

The property offers two generously proportioned double bedrooms, both benefitting from excellent storage. The principal bedroom includes a walk-in wardrobe and en-suite bathroom, while the second bedroom also enjoys en-suite facilities. Character features such as cornicing and ceiling roses further enhance the overall appeal.

Externally, there is ample off-street parking to the front, while to the rear a private paved patio provides an ideal space for outdoor dining and relaxation, with access to the surrounding communal gardens and orchard grounds. This is a rare opportunity to acquire a distinctive home combining historic charm with spacious and flexible living.





# Key property features

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- ✓ Unique, character property
- ✓ Category 'A' Listed
- ✓ Spacious accommodation throughout
- ✓ 2 En-suite bathrooms
- ✓ Scenic rural setting
- ✓ Extensive, landscaped garden grounds
- ✓ Electric 'wet' central heating
- ✓ Extensive off-street parking
- ✓ Fantastic panoramic views towards the River Tay
- ✓ South facing garden patio



























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the most accurate valuation.



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# Floorplans

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# Property Room sizes

## RECEPTION HALL

11' 1" x 7' 11" (3.38m x 2.41m)

## KITCHEN

11' 7" x 4' 8" (3.53m x 1.42m)

## SITTING ROOM

23' 8" x 9' 5" (7.21m x 2.87m)

## CLOAKROOM

3' 11" x 3' 10" (1.19m x 1.17m)

## INNER HALL

6' 0" x 4' 9" (1.83m x 1.45m)

## BEDROOM 2

16' 6" x 12' 11" (5.03m x 3.94m)

## ENSUITE 2

6' 2" x 5' 8" (1.88m x 1.73m)

## DINING ROOM

17' 11" x 14' 4" (5.46m x 4.37m)

## DRAWING ROOM

20' 4" x 18' 11" (6.2m x 5.77m)

## MASTER BEDROOM

16' 9" x 12' 7" (5.11m x 3.84m)

## ENSUITE

7' 8" x 7' 3" (2.34m x 2.21m)

## REAR HALL

8' 10" x 3' 6" (2.69m x 1.07m)

## TURRET

9' 0" x 6' 10" (2.74m x 2.08m)

PLEASE NOTE: 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 or representations 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 representation or warranty in respect of the property. All room sizes are approximate and for general guidance only. They cannot be relied upon for fitting carpets, furniture etc.





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