

Bramley House Campmuir, Coupar Angus, Blairgowrie, PH13 9LN



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- Six-bedroom detached family home
- Over 3,400 sq. ft. of flexible living space
- Stunning high-gloss kitchen with island and breakfast bar
- Bright sunroom and dining area with garden access
- Spacious lounge with French doors to decking
- Four en-suite bedrooms plus family bathroom
- Home office/study
- Generous gardens with raised deck and countryside views
- Extensive parking & detached double garage with power
- Peaceful rural hamlet location near Coupar Angus & Blairgowrie

Bramley House is a substantial and beautifully presented family home, offering versatile accommodation and generous grounds in the peaceful hamlet of Campmuir. Designed with space and comfort in mind, the property extends to over 3,400 sq. ft. and provides six bedrooms, multiple reception rooms, and excellent modern amenities.

The heart of the home is the impressive open-plan kitchen with high-gloss units, integrated appliances, a central island with breakfast bar seating, and ample space for casual dining. Adjoining is a bright sunroom and a spacious formal dining area with garden views and direct access to the outdoor decking. The main living room is equally impressive, with patio doors opening onto the garden, creating the perfect flow for entertaining. The ground floor further comprises four double bedrooms, two with en-suites and with the master bedroom also featuring a walk-in wardrobe and breakfast balcony, alongside a stylish family bathroom featuring a freestanding bath and walk-in shower. A utility room and cloakroom WC complete the layout. Upstairs, there are two additional double bedrooms, both en-suite, plus an office/study. Externally, the property sits on a large, fully enclosed plot with an expansive lawn, mature planting, and a generous gravel driveway offering extensive parking. A raised deck provides an ideal spot for al fresco dining while enjoying the open countryside views. There is also a large double garage with power and lighting and an EV charging point. A plot of land adjacent to the property may also be available through separate negotiation. This exceptional home combines modern living with rural tranquillity, making it an outstanding opportunity for growing families seeking space, flexibility, and comfort.















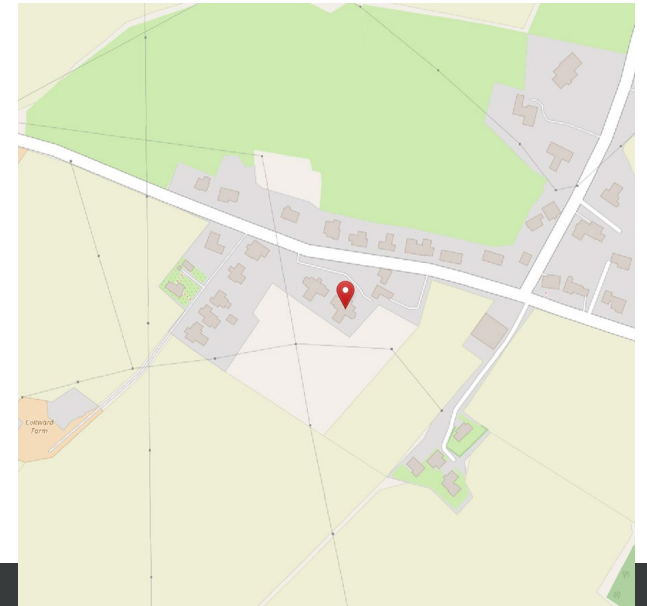
Bramley House Campmuir Coupar Angus





LOCATION

Campmuir is a small rural hamlet located just outside Coupar Angus, surrounded by picturesque Perthshire countryside. The area offers a peaceful village lifestyle while remaining well-connected, with easy access to Perth, Dundee, and Blairgowrie. Local amenities including shops, schools, and leisure facilities can be found in nearby Coupar Angus and Blairgowrie, while larger shopping, cultural, and transport hubs are within a short drive. Outdoor enthusiasts will enjoy the abundance of walking, cycling, and golfing opportunities in the surrounding area. Campmuir is ideal for those seeking tranquillity without sacrificing convenience, making it a desirable location for families and commuters alike.





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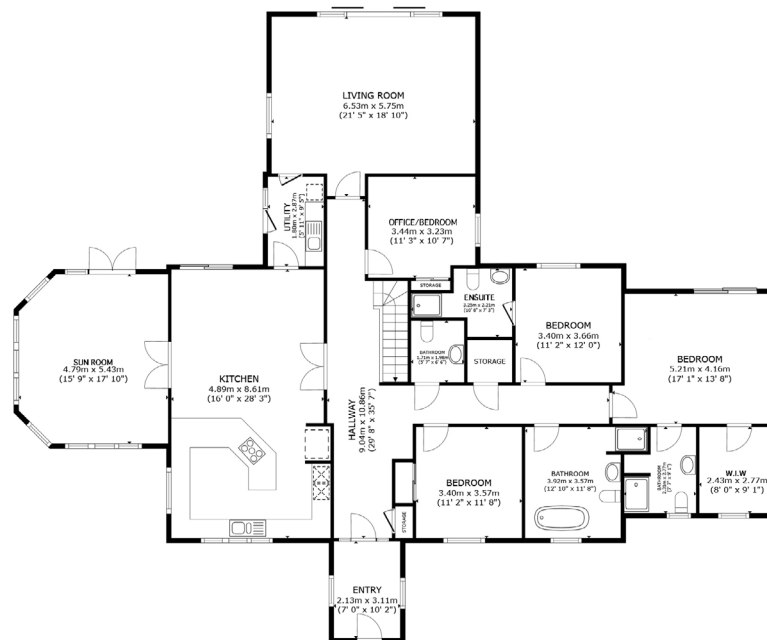
rightmove.co.uk

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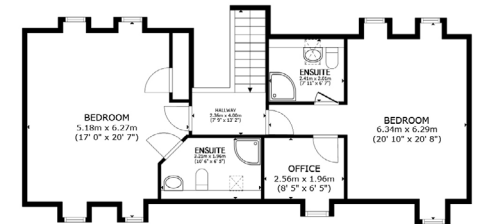


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All Measurements are Approximate Measurements are approximate. Not to Scale. For illustrative purposes only.



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 244.3 m² (2,630 sq.ft.) FLOOR 2 74.8 m² (805 sq.ft.)
TOTAL : 319.2 m² (3,435 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.