



Crandart, Folda

Glenisla, Blairgowrie,
PH11 8QW





Property Summary

Crandart is a charming detached cottage, beautifully positioned amid the open countryside of Glenisla, with a scenic rural outlook and characterful accommodation arranged over two floors. Full of individual appeal, the home combines traditional charm with wonderfully distinctive living spaces, including an impressive south-facing double-height living room with a feature fireplace and mezzanine area overlooking the reception space. A separate living room provides an equally inviting retreat, centred around an inglenook-style stove, while the kitchen is complemented by a useful pantry/snug. The triple-aspect sunroom is a particular highlight, drawing in abundant natural light and providing a peaceful space from which to enjoy the surrounding landscape. Two bedrooms are served by both a shower room and bathroom.

Features

- Traditional detached cottage in Glenisla
- Scenic rural setting amid open countryside
- Characterful accommodation over two floors
- South-facing double-height living room with fireplace
- Mezzanine area overlooking the reception space
- Separate living room with inglenook-style stove
- Kitchen and pantry/snug
- Triple-aspect sunroom
- Two bedrooms
- Shower room
- Bathroom
- Private front, side and rear gardens
- External store
- Allocated residents' parking for three vehicles
- Electric heating and double glazing















Large windows feature throughout, drawing natural light into the interiors and making the most of the peaceful outlook. Outside, the property enjoys generous private gardens extending to the front, side and rear, with established lawns, mature planting and trees creating an attractive and spacious setting. The southerly aspect enhances the outdoor space, providing sunny areas for relaxing, gardening and entertaining, while beautiful views across the surrounding countryside add to the sense of tranquillity and space. Three allocated parking spaces, double glazing and electric heating complete this appealing country home.

Extras: all fitted floor coverings, light fittings and integrated appliances are included.



[Click here to take a virtual tour](#)





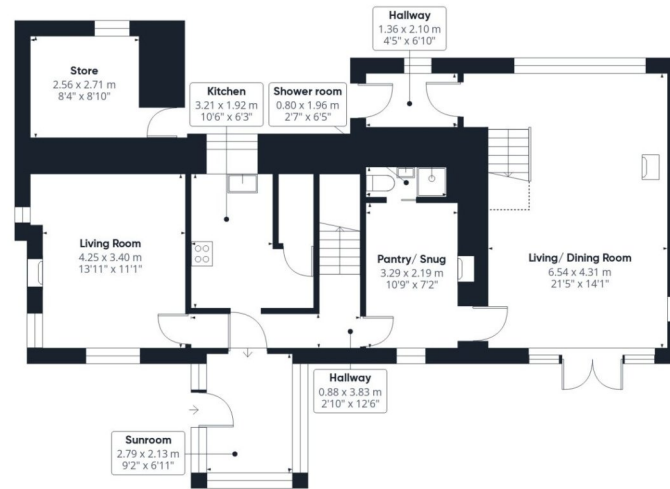
Glenisla

Nestled within the beautiful Angus Glens, Glenisla is a close-knit rural community surrounded by spectacular countryside, rich history and excellent opportunities for outdoor pursuits. With a history stretching back to the Stone Age, the glen has a distinctive character and strong sense of community. The popular Glenisla Hotel in Kirkton of Glenisla provides a welcoming bar and restaurant, while the well-supported community hall hosts regular events. Glenisla Kirk is also community-run as a Scottish Charitable Incorporated Organisation (SCIO). Families are well served by Isla Primary School and Nursery at Easter Peel Farm, Lintrathen, with Webster's High School in Kirriemuir providing secondary education and school transport. The area is approximately five miles from the A93, linking Perth and Aberdeen via Glenshee, Braemar and Ballater. The surrounding landscape is ideal for walking, cycling and wildlife, with the Cateran Trail and Cateran Ecomuseum close by. A day's walk from Crandart can take in several Munros, including Creag Leacach (987m), Glas Maol (1,068m), Cairn of Claise (1,064m), Tom Buidhe (957m), Tolmount (958m) and Càrn an Tuirc (1,019m). Glenshee Ski Centre, the UK's largest, is approximately 16 miles away.

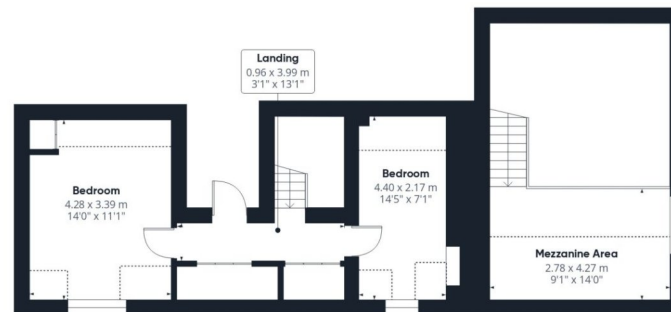
Fishing is popular, with salmon fishing in Glenshee and trout fishing in Glenisla. The area is also rich in wildlife, with golden and sea eagles, peregrine falcons, buzzards, kites, sparrowhawks and kestrels among the birdlife, alongside roe and red deer. Field sports include deer stalking and pheasant, grouse and partridge shooting, while deer can sometimes be seen from the house. Crandart is approximately 15 miles from Alyth and Kirriemuir, 19 miles from Blairgowrie, 20 miles from Forfar and 25 miles from Pitlochry. Perth and Dundee are around 28 and 27 miles, respectively, with Arbroath approximately 33 miles and Aberdeen 52 miles away. Glenisla therefore offers a peaceful rural lifestyle within easy reach of surrounding towns and cities.



Floorplan



Main Floor



Floor Level 2

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Approximate total area^m

127.2 m²
1370 ft²

Reduced headroom

14.3 m²
153 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

PROPERTY STUDIOS



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