



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

01738 500 655

# 1 Coralbank House

HATTON ROAD, RATTRAY, BLAIRGOWRIE, PERTSHIRE, PH10 7BE



# THE LOCATION



Blairgowrie is situated in a beautiful part of the country. A range of local amenities is close by including shops and a health centre. There is good schooling with both primary and secondary schools on offer and motorway networks are nearby leading to the larger cities of Perth, (via the A93), Dundee (via the A923) and Edinburgh making this property ideal for a large range of buyers. The Perthshire countryside also offers a range of outdoor activities including running and walks, golf, fishing and skiing with the Glenshee Ski resort just a short thirty-five-minute drive to the North.







## THE PROPERTY



We are delighted to offer onto the open market this well presented and impressive size upper villa situated in this non-estate location. Set within generous grounds with a private garden, detached double garage with a converted loft space for multiple uses.

The property has some beautiful period feature and an abundance of light thanks to a vast amount of windows giving the home a bright and airy feel. On the first floor, the accommodation consists of storage cupboards and hallways which then lead into a kitchen with a range of cupboards, sink unit, range cooker with hood and preparation area with space for a table and chairs and further

appliances. There are three double bedrooms accessed from the hallway and a stunning four-piece bathroom. From the hallway, you then access the three substantial reception areas including lounge, dining room and a stunning reception hall. From here you can access the attic space through a turning staircase which leads into the master bedroom with walk-in storage cupboard and ensuite three-piece shower room suite.

Outside you have private garden grounds, a detached double garage with up and over door light and power and a converted attic space above for multiple uses.

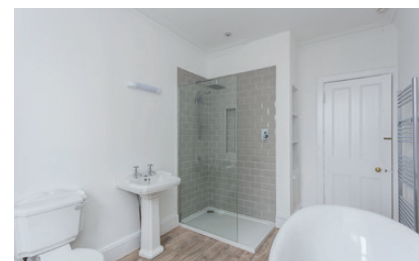


# THE LOUNGE & DINING ROOM





# BEDROOMS & BATHROOMS







# THE DETAILS

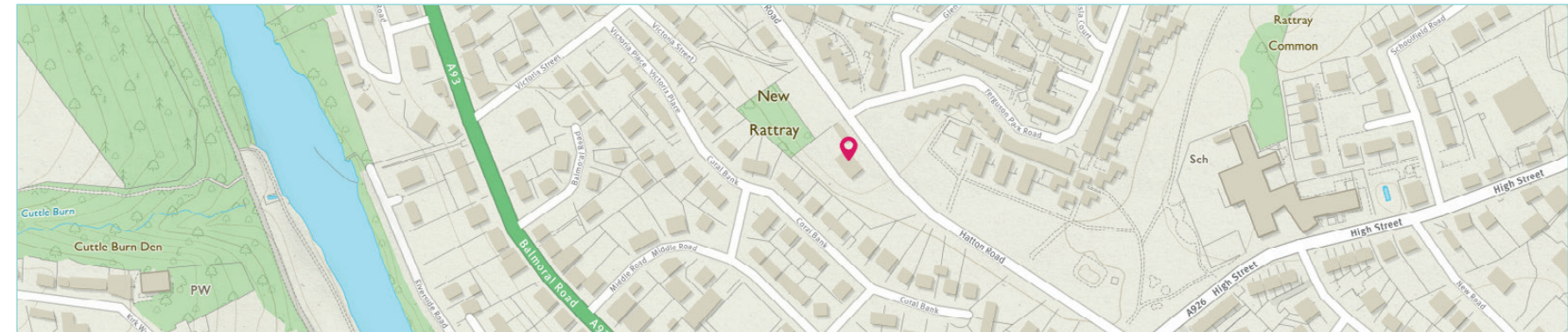
Approximate Dimensions  
(Taken from the widest point)

Lounge	6.67m (21'10") x 6.03m (19'9")
Dining Room	5.47m (18') x 3.70m (12'2")
Kitchen	3.90m (12'10") x 3.90m (12'10")
Master Bedroom	5.20m (17'1") x 4.51m (14'10")
En-suite	3.50m (11'6") x 3.40m (11'2")
Bedroom 2	3.90m (12'10") x 3.60m (11'10")
Bedroom 3	4.50m (14'9") x 3.90m (12'10")
Bedroom 4	4.50m (14'9") x 3.50m (11'6")
Bathroom	3.90m (12'10") x 2.60m (8'6")

Gross internal floor area (m<sup>2</sup>): 253m<sup>2</sup>

EPC Rating: F

Extras (Included in the sale): Carpets, light fittings, window blinds and cooker.








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Part  
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Text and description  
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 Photographer



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