




McEwan Fraser Legal

Solicitors & Estate Agents

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The Poppies

BRAE'S ROAD, RATTRAY, BLAIRGOWRIE, PERTSHIRE, PH10 7DA



Here in the beautiful Perthshire town of Blairgowrie, Braes Road commands an enviable location, not far from the famous Rosemount golf course. The tranquil setting allows the owner to enjoy a wonderful country lifestyle, yet be within easy reach of Perth, around 15 miles away. One of Scotland's major cities, Dundee is 18 miles from Rattery, while both Glasgow and Edinburgh are easily accessible via the A9 and M90 respectively. There are main line railway stations at both Perth and Dundee.

For life's more practical considerations, Blairgowrie has a good array of local shops and supermarkets and both primary and secondary schooling. Country pursuits are to be found nearby and of course Glenshee and the ski resort is some 24 miles North.



Blairgowrie

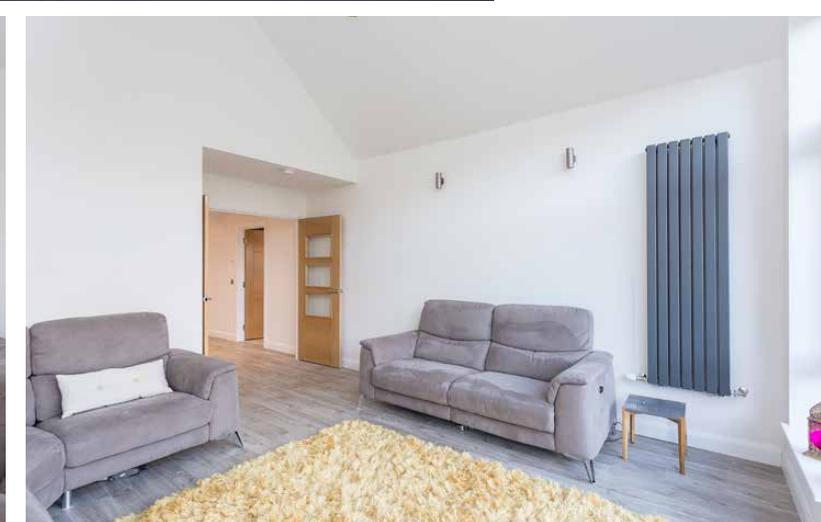


The Poppies

McEwan Fraser Legal is delighted to present this 4 bedroom recently constructed house in Blairgowrie. The property has been finished to a high standard with quality fixtures and fittings throughout. The house showcases an excellent example of energy efficiency having been built using val-u-therm technology insulation coupled with 12 solar panels. Inside, the property comprises of:

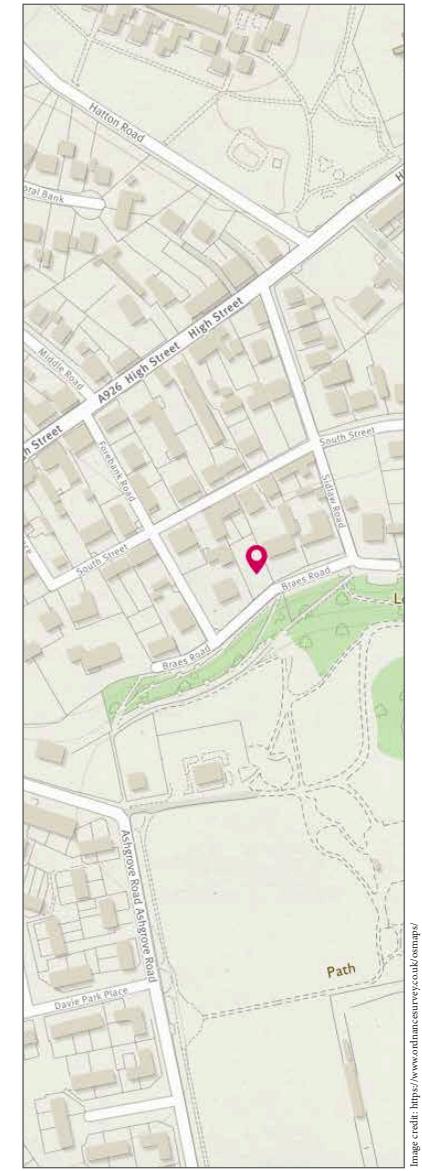
- Fully equipped dining kitchen;
- Spacious living area,
- 4 bedrooms which include a master 'his and hers' walk-in dressing rooms,
- 2 bathroom / shower rooms
- Utility room, cloak room, spacious reception hall.

In addition to this, the property includes off road parking, gardens front and back, and a summer house in the back garden. This is a great opportunity to acquire a quality new build in a fantastic location.





The Details



Approximate Dimensions (Taken from the widest point)

Ground Floor

Lounge	5.10m (16'9") x 4.10m (13'5")
Kitchen	6.90m (22'8") x 4.00m (13'1")
Utility	2.90m (9'6") x 1.90m (6'3")
Bedroom 3	3.70m (12'2") x 3.40m (11'2")
Bedroom 4	3.70m (12'2") x 3.40m (11'2")
Shower Room	3.70m (12'2") x 2.00m (6'7")

First Floor

Bathroom	3.10m (10'2") x 2.00m (6'7")
Bedroom 1	5.40m (17'9") x 3.60m (11'10")
Dressing Area	2.40m (7'10") x 2.10m (6'11")
Bedroom 2	4.10m (13'5") x 3.50m (11'6")
Dressing Area	3.50m (11'6") x 1.20m (3'11")
Bathroom	3.10m (10'2") x 2.00m (6'7")

Gross internal floor area (m²): 190m² | EPC Rating: B






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**Part
 Exchange
 Available**

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