

# Mid Brae

KINLOCH, BLAIRGOWRIE, PH10 6SD



*Desirable location in semi-rural Perthshire for this handsome five-bedroom detached villa*



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McEwan Fraser Legal is delighted to offer to the market this detached villa set in a stunning semi-rural location yet close to all amenities. Accommodation is flexible and spacious enough for family living or entertaining.

# THE KITCHEN



The kitchen is a large open-plan family space for relaxing, cooking and dining. It acts as the hub between the formal dining room, the sun room and the utility room.

# THE DINING ROOM



# THE LOUNGE



The third public room on the ground floor is the large lounge. Elegant proportions combined with a dual aspect and glazed doors make this room a pleasure to relax in. A fireplace holds centre stage and the laminate floor keeps the look light and modern.

# THE SUN ROOM



The sun room is an ideal spot for entertaining guests and the views over the open countryside will surely please. The ground floor also offers a utility room, a guest cloakroom and a bedroom.



# THE UTILITY & WC





A carpeted staircase rises to the upper floor with four bedrooms, two with en-suite facilities, and the family bathroom.

# THE BATHROOM



# BEDROOM 1





# BEDROOM 2



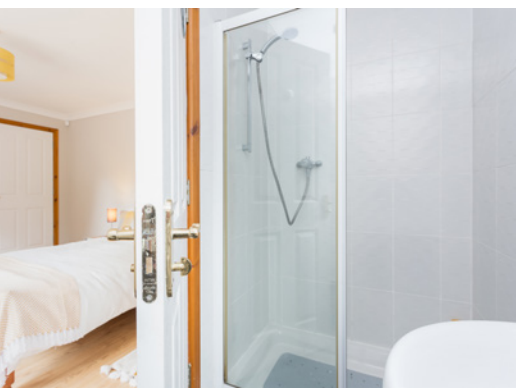
Accommodation is flexible and spacious enough for family living



# BEDROOM 3



# BEDROOM 4



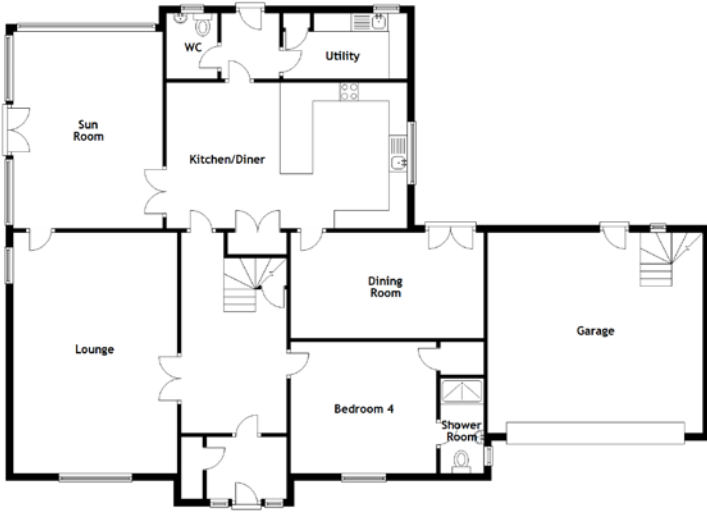
The double garage has a first-floor office or games room. There is a large drive to the front of the house and manageable gardens. With rural Perth-shire on your doorstep, what more could you want?

# EXTERNALS





# FLOOR PLAN, DIMENSIONS & MAP



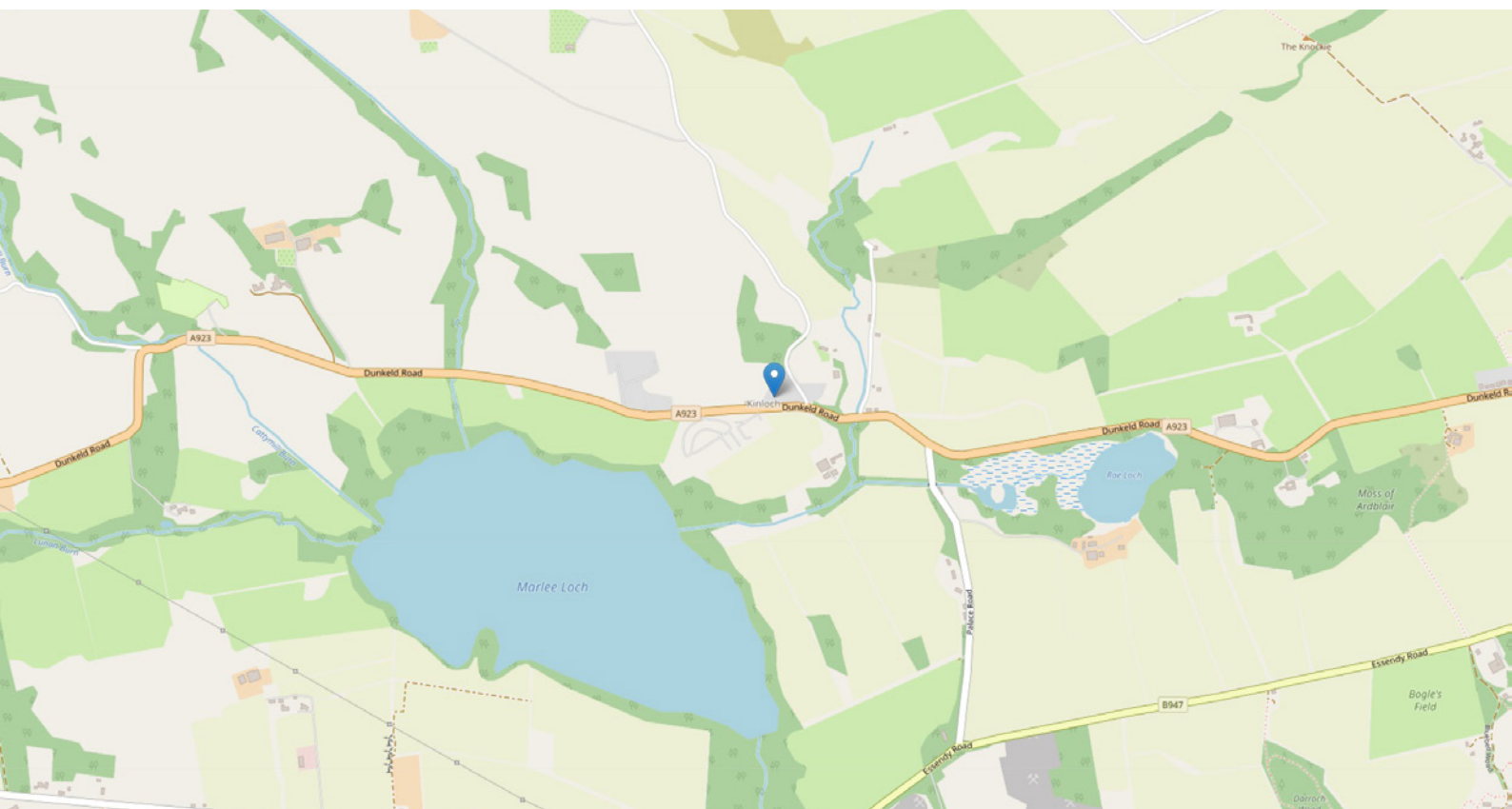
Approximate Dimensions (Taken from the widest point)

Lounge	6.60m (21'8") x 4.50m (14'9")
Sun Room	5.40m (17'9") x 4.10m (13'5")
Kitchen/Diner	6.60m (21'8") x 4.00m (13'1")
Utility	3.40m (11'2") x 1.80m (5'11")
WC	1.80m (5'11") x 1.40m (4'7")
Dining Room	5.30m (17'5") x 2.90m (9'6")
Bedroom 4	4.00m (13'1") x 3.60m (11'10")
Shower Room	2.60m (8'6") x 1.20m (3'11")
Bedroom 1	4.80m (15'9") x 4.10m (13'5")

En-suite	2.30m (7'7") x 1.70m (5'7")
Bedroom 2	4.80m (15'9") x 3.90m (12'10")
En-suite	1.90m (6'3") x 1.80m (5'11")
Bedroom 3	4.80m (15'9") x 4.10m (13'5")
Bedroom 5 /Office	2.40m (7'10") x 1.90m (6'3")
Bathroom	2.70m (8'10") x 2.30m (7'7")

Garage	5.90m (19'4") x 5.50m (18'1")
Upper Garage	4.70m (15'5") x 4.09m (13'5")

Gross internal floor area (m<sup>2</sup>): 206m<sup>2</sup>  
EPC Rating: C



# THE LOCATION

With Loch of Drumellie as a backdrop to the hamlet and Loch of Clunie a short distance away, Mid Brae is situated within the Hamlet of Kinloch which lies between the two highland Perthshire tourist towns of Dunkeld and Blairgowrie, (approximately 2 miles from the town of Blairgowrie) with the highland theatre town of Pitlochry not that far away either.





Blairgowrie and East Perthshire offers you landscapes of terrific variety; rolling fields of soft fruit, quiet glens, peaceful lochs, rushing rivers and the dramatic mountains of Glenshee. The successful cultivation of raspberries has made this area the Raspberry Capital of the World. 'Blair' as it is known locally, sits with its sister community Rattray on the banks of the River Ericht, a major tributary of the River Tay considered to have outstanding salmon fishing. Sporting activities and natural heritage are among some of this area's attractions. The riverside itself has a well-interpreted woodland walk amidst spectacular scenery, including Cargill's Leap and a children's play area. An idyllic picnic location! By the riverside you will also find an old corn mill, now Cargill's Visitor Centre which is an antique warehouse, picture gallery and bistro.



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