

Thorntons are pleased to offer to the market a one acre plot on the south facing slope of Hill of St Fink.

Situated approximately mid way between Blairgowrie and Alyth the plot is on the back road running west to east parallel with the A926.

The site has stunning views to the beautiful Valley of Strathmore over farmlands to the Sidlaw Hills in the distance. There is outline planning approval for a single dwelling within the plot, it should be noted that the situation of the house illustrated in the current application is speculative this is not the ultimate site for a house. Outline planning approval gives a purchaser the opportunity to submit detailed planning of the house design with their specification as well as the opportunity of positioning the house in the best spot to take full advantage of the panoramic view. All details within the application would be subject to the planning department approval and the issuing of a warrant before any build can commence.

Service such as phone connections and electricity are in close proximity to the site nevertheless the purchaser will have to satisfy themselves regarding the availability for connection as well as installation costs onto the site from each of the service providers. The vendors will complete as much ground work as possible to allow SSE to connect the site to the grid. Drainage will be private to the plot and installed at the purchasers expense, the vendors will pay for a water bore hole which shall be located within or close to the plot.





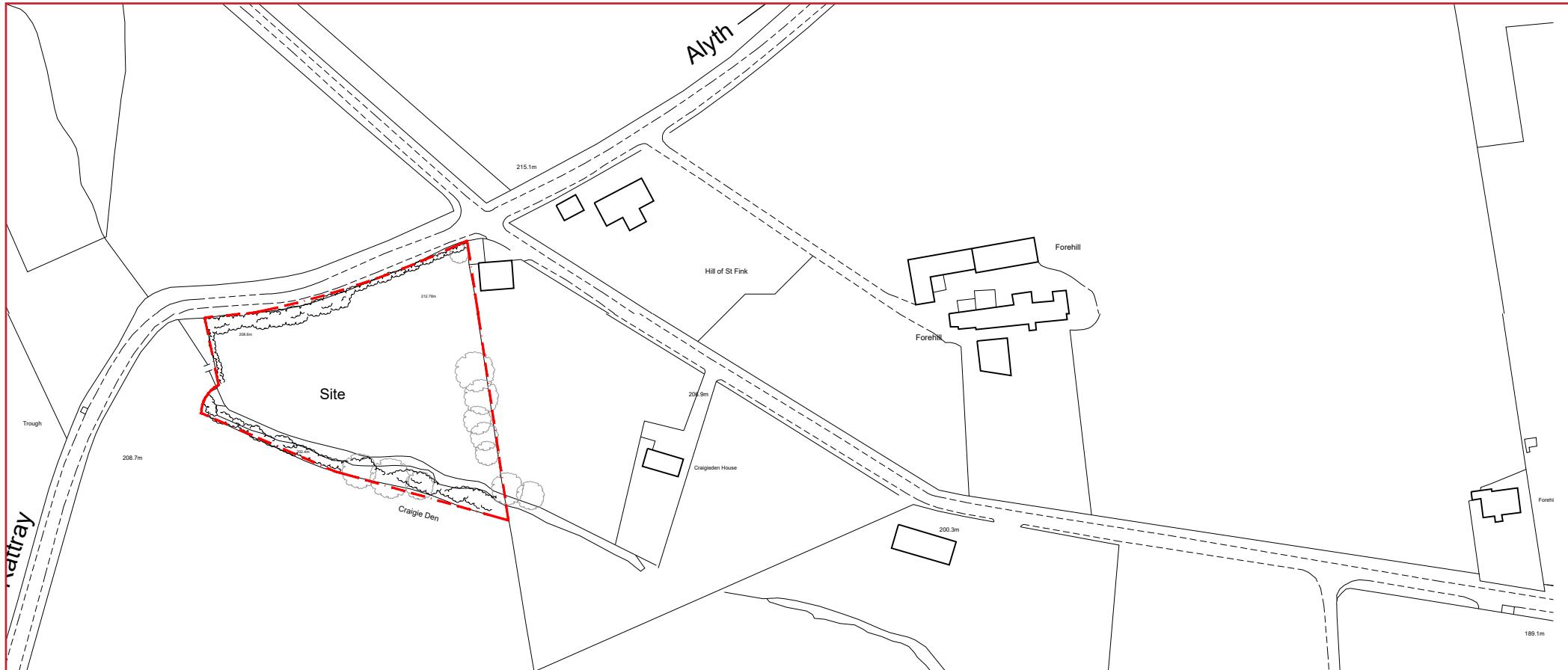
The area is popular for outdoor pursuits and hillwalking, directly opposite the site on the north most boundaries there is circular path leading to Drimmie Woods which follows an ancient drove road used hundreds of years ago to move cattle from the Highlands southwards.

The route is about 4 miles / 7 km and takes about 2 ½ hours to explore. Most of the route follows good tracks and gentle gradients, making it suitable for walkers, cyclists and horse riders.

The market towns of Blairgowrie and Alyth are within a short driving distance both provide a wide selection shopping outlets, supermarkets, schools and business facilities. Private schools are located in Dundee or in and around Perth all are within reasonably short commutable distance(s). The city of Dundee is approximately 30 minutes driving time and offers a wider selection of amenities. Dundee amenities include a mainline railway and airport service to London, Ninewells Teaching Hospital, 2 university campuses the world famous V&A museum and the Discovery Point tourist attraction.

Viewing can be arranged by contacting Thorntons New Build Team on 01382 200099 or email newhomes@thorntons-law.co.uk

The planning application can be accessed on the Perth and Kinross Planning website: Erection of Dwellinghouse and Garage (in Principal), land 50m West of Woodside Cottage, Rattray, Perthshire. Ref: 19/01952/IPL.



Alyth

Nestled under the Hill of Alyth, just over six miles northeast of Blairgowrie and less than 40 minutes' commute from both Perth and Dundee, is the charming town of Alyth. Intersected by a tranquil burn, the town hosts excellent local amenities, including supermarkets, independent retailers, a bakery, a post office, a health centre and a primary school, as well as cafés, pubs and takeaways. Surrounded by picturesque countryside, Alyth is a perfect location from which to enjoy outdoor pursuits, with recreational destinations including Alyth Den, Community Woodland and Bike Park, a bowling and tennis club, two local golf courses, and Diamond Jubilee park. Indoor leisure facilities can be found in the nearby town of Blairgowrie, which also provides further handy shopping amenities, including high street stores and major supermarkets, and education at secondary level. Alyth has its own museum which tells the story of the history of the village and the community benefits from a number of groups and classes for all ages. Alyth benefits from good road and bus links, making it ideal for commuting professionals seeking a relaxed country town lifestyle.