Enjoying a very convenient location within the picturesque village of Rait, midway between Perth and Dundee and just minutes from the A90 dual-carriageway, is this newly completed 3 bedroom detached home benefiting from double glazing, air source central heating, plenty of parking, low maintenance garden grounds and some attractive views towards the surrounding countryside.

The property has been skilfully designed to provide an abundance of natural light and successfully combines the benefits of modern efficiencies with many eye-catching traditional features in keeping with the surroundings such as natural slate roofs, solid stone facings, log-burning stove, oak flooring and solid wood doors to name but a few.

Ground floor: The property is accessed into an entrance porch with storage cupboard and door leading into the welcoming central hallway with doors to various rooms and carpeted stair to the first floor. The generous lounge enjoys a bright triple aspect and the inset stove makes an ideal focal point to the room. Perhaps one of the strongest features of the property is the superb dining kitchen/family room with its angular picture window and double doors leading out onto a large area of decking which makes as an ideal place for al-fresco dining or relaxing. The kitchen is fitted with a high-quality range of base and wall units with contrasting solid wood worktops and Belfast sink. Appliances include an induction hob with extractor hood, integrated oven, dishwasher and microwave oven. Also located on the ground floor is a useful utility room with a further access point to the exterior and a stylish shower room fitted with WC, wash-hand basin and shower enclosure.

First floor: The bright upper landing gives access to the majority of the rooms on the first floor. There is a modern bathroom, a large master bedroom with en-suite shower room and walk-in wardrobe plus two additional double bedrooms.

The property sits centrally within the attractive garden grounds which consists of areas of lawn, stone chips and parking areas to the front and rear.
Burn View Rait, near Errol PH2 7RT
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Whilst this brochure has been prepared with care, it is not a report on the condition of the property. Its terms are not warranted and do not constitute an offer to sell. All area and room measurements are approximate only. Floorplans are for illustration only and may not be to scale. All measurements are taken from longest and widest points.

Approximate gross internal area 1485.42 sq ft - 138 sq m
The quaint village of Rait provides quick and easy access to Perth, Dundee and the A90. The village of Inchture, about 4 miles away comprises a post office, convenience shop, primary school and Church. Glendoick garden centre is a short drive away which is world famous for rhododendrons and azaleas and has a popular café and food hall. The equally popular village of Errol, about 3.5 miles away has a primary school, grocery shops, post office, Doctors surgery and other amenities. Many picturesque walks and country strolls can also be enjoyed within the immediate area.