"Deceptively spacious five bedroomed house in a pleasant rural environment – ideal for families "

The Retreat, Kettins, Blairgowrie PH13 9JL

Offers over £235,000

Viewings can be arranged out-with office hours by calling the seller directly on

07432 588865

Chamber Practice

- **5 Double Bedrooms**
- **Dining Kitchen**
- **Family bathroom**
- **Double Glazing**
- **Multi Fuel Stove**
- **Oil Fired Central Heating**
- **Ample Storage**
- **Large Enclosed Garden To Rear**
- **Double Garage & Driveway**
- **Excellent Family Home**

The Chamber Practice are delighted to bring to market this generously proportioned 5 bedroom family home in the idyllic country hamlet of Kettins, just off the Coupar Angus road. Built in the mid 1800's the property, while offering modern accommodation also retains a number of characterful features. The village itself is completed with its own primary school, community hall, picturesque burn and ancient church.

The property enjoys a corner plot providing wrap-around gardens including raised lawn to the rear with secluded flagstone area ideal for summer al-fresco dining or entertaining, there is also a gate providing access to the double garage in addition to a secure gravel driveway for off street parking, front and side gardens with turfed areas and established shrubs & trees.

Comprising over two levels: Entrance hallway with open staircase to the upper level. Large double bedroom/dining room with dual aspect windows and ornate fireplace. Double bedroom with painted hardwood floors (currently used as an office/study). Dual aspect lounge with hardwood floor and fireplace with multi fuel stove. Rear vestibule, Good sized Family bathroom with power shower over the bath. Dining kitchen with a range of wall and base units, breakfast bar, dining area and window seat. Hallway. Double bedroom overlooking the rear gardens and with ample space for additional bedroom furniture. Front facing double bedroom – again with adequate space for additional furniture. On the upper level there is door access to the storage attic and a further generously proportions double bedroom with dormer window and build in storage.

Benefits include Double Garage, Driveway, Oil Fired Central Heating, versatile space, Double Glazing, Location.

The towns and villages of Strathmore are deeply rooted in the rolling, fertile landscape of Strathmore.

Blairgowrie, still regarded as the soft fruit capital of Scotland, is the biggest town in Perthshire and inextricably linked with the community of Rattray which has grown up on the opposite bank of the fast flowing River Ericht. They were united in 1929 by an Act of Parliament but maintain their own distinct identities.

The heart of the town is the picture postcard Wellmeadow and the riverside location was responsible for a 19th Century textile industry. Mansions and other properties built for Dundee "Jute Barons" continue to cast an allure for contemporary buyers.

Just two miles away are the local amenities and historic abbey town of Coupar Angus, overlooking the River Isla.

Both Perth and Dundee are easily accessible, while Blairgowrie offers much to do and see and is just 6.7 miles away. Dundee Centre is 12 miles, Perth Centre approx. 14 miles.

Room Dimensions

Hallway 25’8 x 5’5

Lounge 15’8 x 14’0

Dining Room 15’7 x 12’0

Inner Hall 8’1 x 3’6

Bathroom 7’10 x 6’4

Kitchen / Diner 15’8 x 11’7

Bedroom 15’8 x 11’7

Bedroom 15’6 x 7’9

Bedroom / Office 11’11 x 7’5

Upper Bedroom 11’9 x 9’0

Upper Landing 9’0 x 5’4

Included in the sale are all carpets and flooring, light fittings as seen and window blinds where fitted.

These particulars have been carefully prepared and are believed to be correct, but their accuracy is not guaranteed and prospective purchasers must satisfy themselves as to the various points mentioned herein before offering. All measurements have been taken using an electronic measurement device and are not guaranteed.