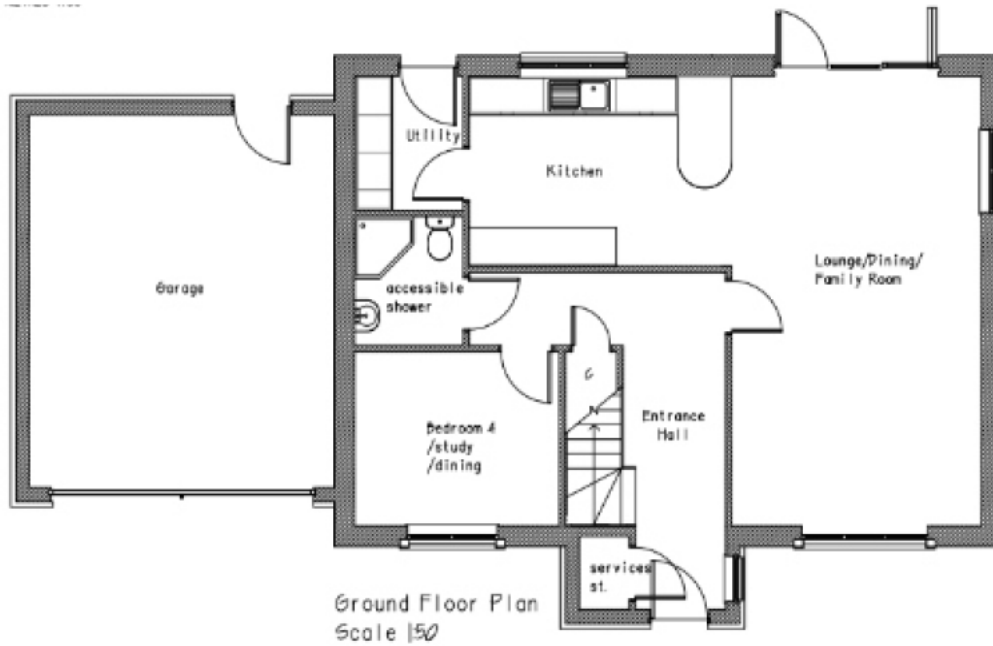


The plot for a new 4 bedroom detached Villa
Under construction - completion in Summer 2024



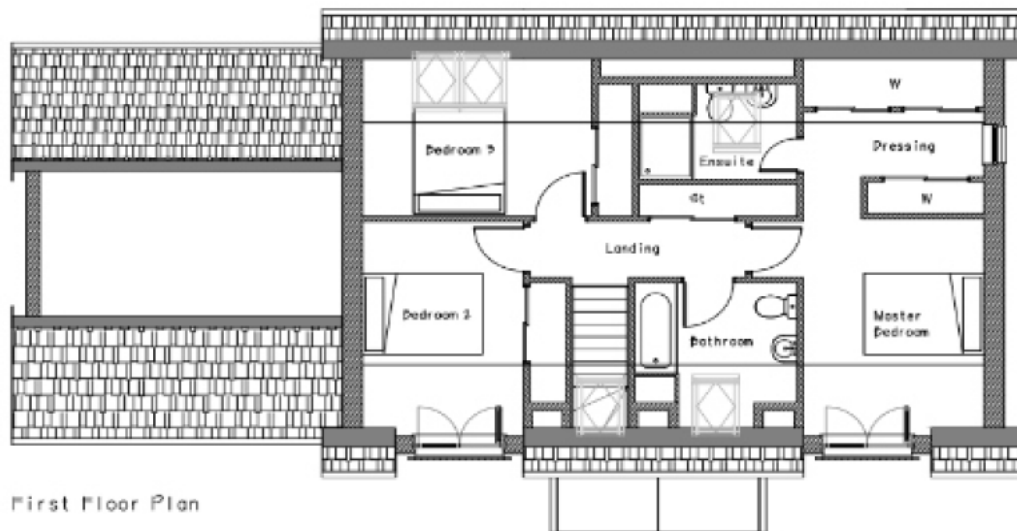


Ravens Cottage stands as an architecturally designed detached family villa in the serene town of Blairgowrie, nestled in the picturesque region of Perthshire. Located approximately 15 miles north of Perth, at the base of the Cairngorms and within the Cairngorms National Park area, this property offers a unique blend of tranquillity and accessibility. Scheduled for completion in the summer of 2024, this generously sized residence boasts a floor area of approximately 145m² (1550ft²) across two floors, accompanied by an attached double garage. The property sits on an expansive plot, measuring around 465m² (4830ft²), providing ample space for various outdoor activities.



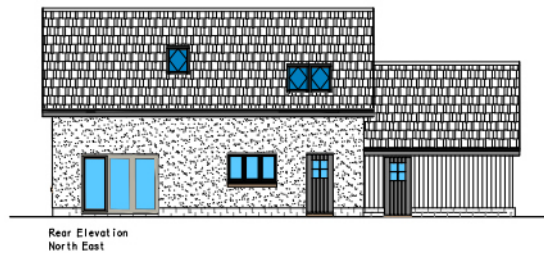
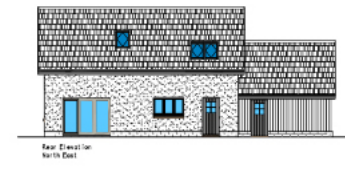
The ground floor of Ravens Cottage welcomes you with an open and luminous entrance hallway, featuring a staircase leading to the upper floor and a spacious under-stair cupboard. The heart of the home is a large open-plan lounge/dining/family area, adorned with folding doors that seamlessly connect to a generously sized patio at the rear. Separated by a convenient breakfast bar area, the modern kitchen comes complete with contemporary appliances. Adjacent to the kitchen, a separate utility room adds to the practicality of the layout. Further enhancing the ground floor is a versatile fourth bedroom, suitable for use as a separate dining room or a home office. An accessible shower room/cloakroom provides convenience, especially for elderly visitors.

Moving to the first floor, Ravens Cottage continues to impress with a spacious principal bedroom featuring double doors opening onto a Juliet Balcony. This room also includes a full dressing room area and a stylish ensuite shower room. A second double bedroom, also with Juliet Balcony access and built-in wardrobes, adds to the luxury. Additionally, a third double bedroom on this floor boasts large double Velux rooflights and built-in wardrobes. Completing the first-floor amenities is a well-appointed family bathroom, featuring a full bath with a shower over, complemented by stylish fitted furniture housing the WC/WHB. Ample storage is provided with a large double-sized cupboard. The property is further enhanced by roof solar panels and a double garage featuring an electric door.



Key Features

- Mexicana doors and ogee skirtings and facings throughout.
- Bathrooms with modern suites, towel rails and wetwall (or equivalent) to shower areas.
- Kitchen to be high end with hob, oven, microwave, fridge/freezer and dishwasher supplied.
- Chrome electrical fittings, downlights where appropriate and an alarm system.



External spaces include a sizeable private ground, a driveway, and parking for multiple cars. Situated halfway along a quiet dead-end street at the northern edge of Blairgowrie, the location offers both privacy and proximity to the town centre, making it an ideal residence.

For those considering an early reservation, the opportunity to choose personalised kitchen fittings and sanitary ware is available, subject to any cost differences. This feature adds an extra layer of customisation to create the perfect dream home at Ravens Cottage.



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