



The Little House Rait, Perthshire, PH2 7RY
Offers over £250,000





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- Two-bedroom detached bungalow
- Incredible open views across the countryside
- Modern, fully fitted kitchen
- Private grounds extending to 0.4 acres
- Peaceful rural setting with minimal neighbours
- Light-filled living room with sliding doors
- Wood-burning stove with feature stone surround
- Stylish flooring and fresh neutral décor throughout
- Excellent potential for extending and development
- Easy access to Perth, Dundee and A90

Located in the idyllic village of Rait and amidst rolling Perthshire countryside, The Little House is a charming two-bedroom detached bungalow offering peace, privacy, and superb views. Surrounded by neatly hedged gardens and open fields, this home is perfect for those seeking a quieter pace of life, whether as a permanent residence or peaceful retreat.

When it was constructed in the 1960's, the Architect, Martin Wellwood, received an Architectural Design Award from Duncan & Jordanstone College of Art & Design. The spacious living room is a standout feature, bathed in natural light with windows and sliding doors that lead out to a sunny deck with fine views across the fields. A striking stone chimney breast with a wood-burning stove adds warmth and rustic charm. The recently updated kitchen is sleek and functional, with plentiful units and generous worktop space overlooking the rear garden. Both bedrooms are bright and well-proportioned, offering flexibility for guests or home working. A fresh white shower room completes the accommodation. The home sits within a generous plot extending to around 1700sqm (0.4 acres) offering tremendous scope for extending or development. Part of the garden is beautifully enclosed, offering privacy and the perfect outdoor space for entertaining, relaxing, or pottering with plants. Tucked away yet well connected, this move-in-ready home offers an incredibly rare opportunity to enjoy rural living without compromising on accessibility, just a short drive from Perth and Dundee.

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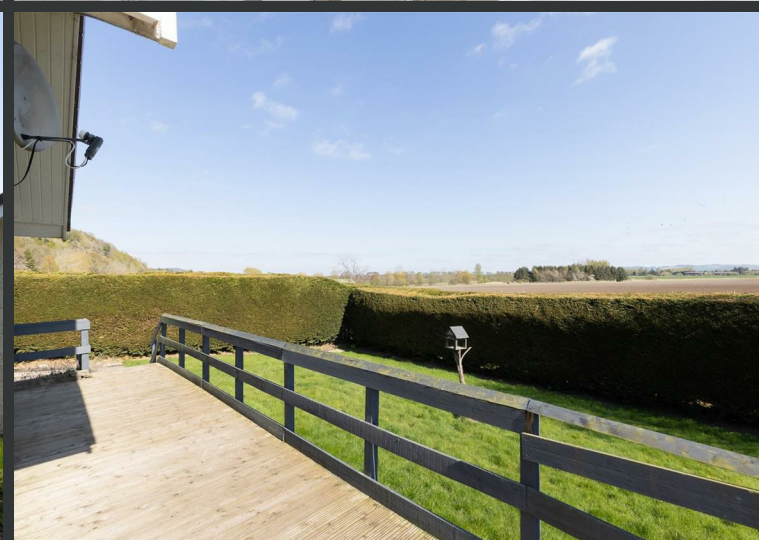


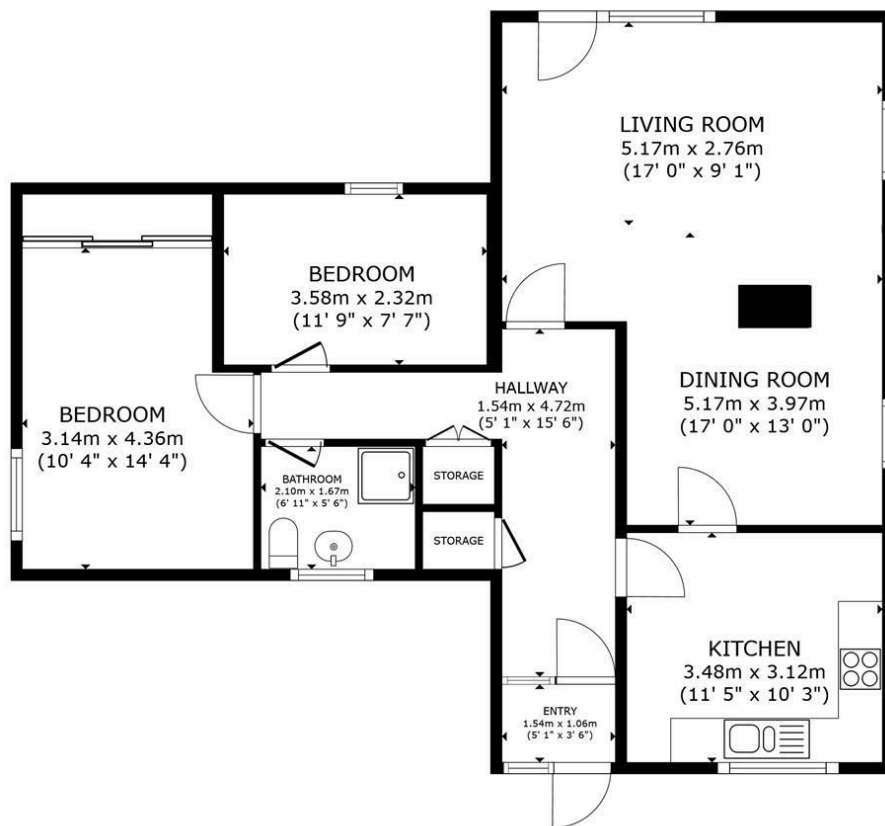


Location

The Little House is nestled in the quiet hamlet of Rait, just off the A90, providing an enviable blend of rural peace and commuting convenience. Known for its charming countryside and community feel, Rait is surrounded by open farmland and wooded hills. Perth is just 15 minutes away by car, with Dundee accessible in under 20 minutes, offering shops, restaurants, schools and transport links. Ideal for those who love outdoor pursuits or simply want to escape the city bustle, this location delivers fresh air, serenity, and stunning views in abundance.

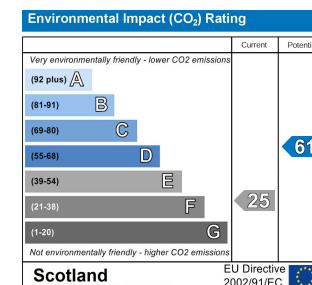
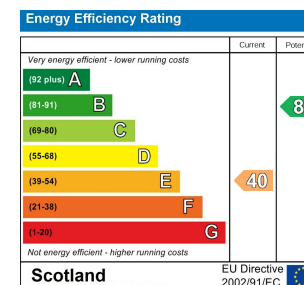
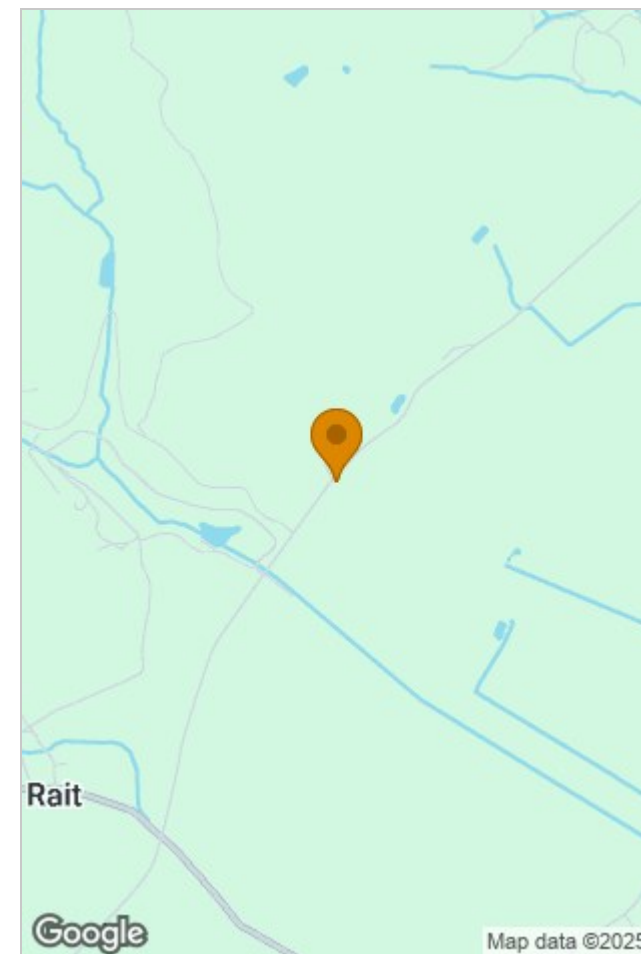






FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 85.2 m² (917 sq.ft.)
TOTAL : 85.2 m² (917 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Viewing

Please contact our Perth Office on 01738 260 035 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.