



**Premier
Properties**
Perth



Ardarroch House , Perth, PH2 7RT

Offers Over £599,950



Perfectly positioned between Perth and Dundee, the property enjoys excellent access to major road networks while offering the peace and tranquillity of the countryside.

Ardarroch House boasts stunning traditional features throughout and is spread across three levels. The ground floor welcomes you with the entrance porch and hallway, a formal lounge with study off, dining room, sitting room, kitchen, conservatory and WC. On the first floor there is the principle bedroom with en suite dressing room and wet room, bedroom two with en suite wet room, bedroom three, games room. The family bathroom completes this floor.

The attic floor offers three further bedrooms. This one of a kind family home sits within a generous plot with beautifully enclosed garden grounds, approximately 0.3 acres, offering privacy and the perfect tranquil space for entertaining and relaxing. Off Street parking is available to the front leading to the double garage with electrically operated up and over doors. There is also loft storage accessed via a drop down ladder.

Heating is provided via oil central heating and the windows are fully double glazed throughout.

Viewing is highly recommended to fully appreciate what this stunning family home has to offer.

The village of Rait lies in Carse of Gowrie located between Dundee and Perth. Rait offers a peaceful, tranquil setting, with easy access to all that the local area has to offer. The village boasts an antiques centre and a village hall. There is easy access to the A90 dual carriageway linking this area to Perth, Dundee, Ninewells Hospital, the University of Dundee and beyond.

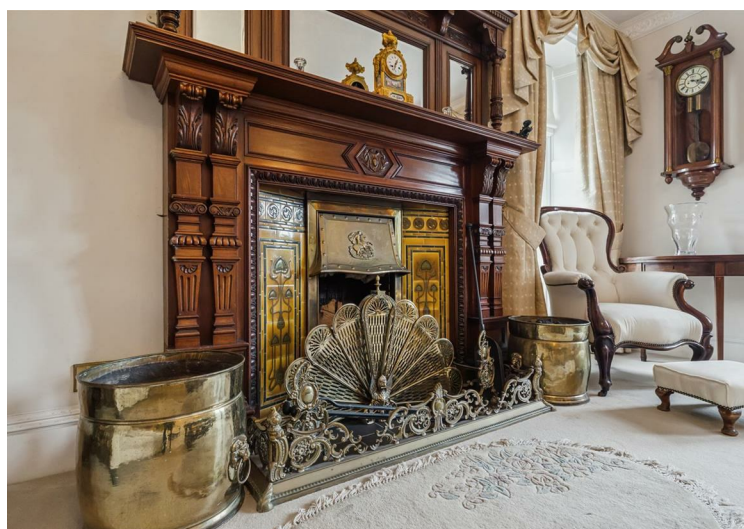
- 6 Bedrooms
- Character and Charm
- Close To All Local Amenities
- Fireplace
- Garage
- Immaculately Presented
- Oil Heating
- Sought After Location
- Rural Location



TOTAL: 4463 sq. ft, 414 m2
FLOOR 1: 1994 sq. ft, 185 m2, FLOOR 2: 1713 sq. ft, 159 m2, FLOOR 3: 756 sq. ft, 70 m2
EXCLUDED AREAS: PORCH: 187 sq. ft, 17 m2, GARAGE: 532 sq. ft, 49 m2, STORAGE: 130 sq. ft, 12 m2,
FIREPLACE: 20 sq. ft, 2 m2, WALLS: 366 sq. ft, 35 m2
All Measurements Are Calculated By Cubicasa Technology - Deemed Highly Reliable But Not Guaranteed. Visit Our Website - <https://www.filmworx.co.uk>



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(38-54) E			(38-54) E		
(21-37) F			(21-37) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
Scotland	EU Directive 2002/91/EC		Scotland	EU Directive 2002/91/EC	



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