

66 Douglas Davidson Drive

RATTRAY, BLAIRGOWRIE, PH10 7FH



*Ex show home detached villa with four bedrooms,
elegant bay window lounge, modern dining kitchen,
family room, utility area and en-suite*



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McEwan Fraser Legal is delighted to present this four-bedroom home in Rattray, Blairgowrie. This is a high specification family home offering space, finish and immediate move-in appeal. Buyers seeking a home that combines quality build, upgraded finish and practical family layout are consistently drawn to former show homes, and this detached villa delivers exactly that.

Presented in excellent condition and benefitting from the balance of an NHBC warranty, this property offers reassurance alongside a level of finish that is designed to stand out within the local market. From the moment of entry, the property reflects its origins as a show home, with careful attention to proportion, presentation and detail. The layout is balanced and purposeful, with each space clearly defined while maintaining a natural flow throughout. The space has been designed for modern living.

THE LOUNGE

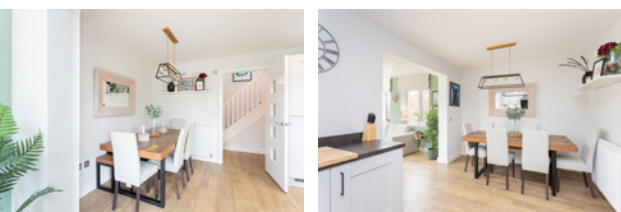


The lounge is elegantly proportioned, with a square layout that offers flexibility for furniture placement and a bay window that enhances both natural light and visual appeal. This is a space that supports both everyday relaxation and more formal entertaining.

THE KITCHEN/DINER & GARDEN ROOM



The dining kitchen is presented in a modern and high-quality finish, with well-planned units and ample space for dining. This area connects naturally to the family or garden room, creating a sociable environment that works particularly well for gatherings and day-to-day living. A utility area has been thoughtfully sectioned from the garage space, providing practical separation for laundry and storage, while a ground-floor cloakroom with toilet and wash-hand basin adds further convenience.



THE UTILITY & WC





The upper floor offers balanced family accommodation, including four bedrooms, arranged to suit a variety of household needs. The principal bedroom benefits from an en-suite shower room, providing privacy and convenience. The remaining bedrooms are served by a family bathroom, offering a practical and straightforward layout for both family living and guests.

THE BATHROOM



BEDROOM 1



The principal bedroom benefits from an en-suite shower room, providing privacy and convenience



BEDROOM 2



BEDROOM 3



BEDROOM 4

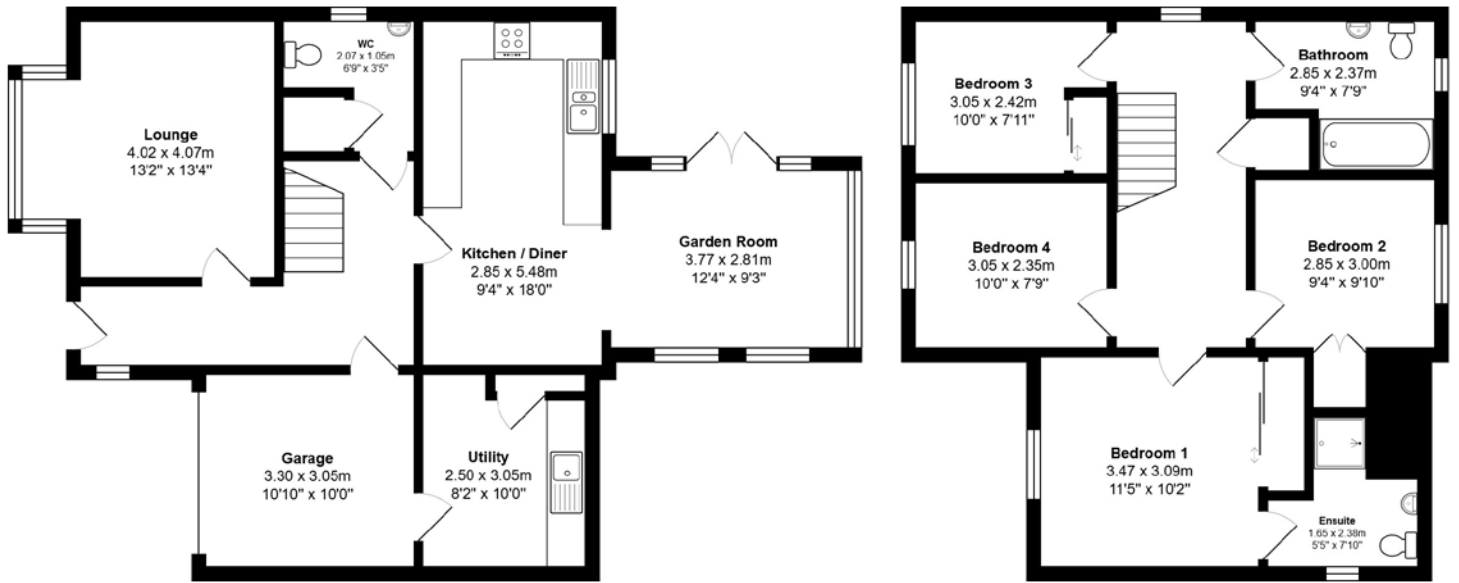


Even the outdoor space has been designed to complement this Home and the garden has been landscaped to provide both visual appeal and usability, offering a space that can be enjoyed without significant ongoing work. The overall setting enhances the property's appeal, reinforcing its position as a well-rounded family home. As a former show home with a remaining warranty and a high standard of presentation, this property offers a combination that is not always readily available. It is particularly well-suited to buyers who want a home that is ready to move into with minimal requirements for change. Viewing is recommended to fully appreciate the space and finish on offer.

EXTERNALS

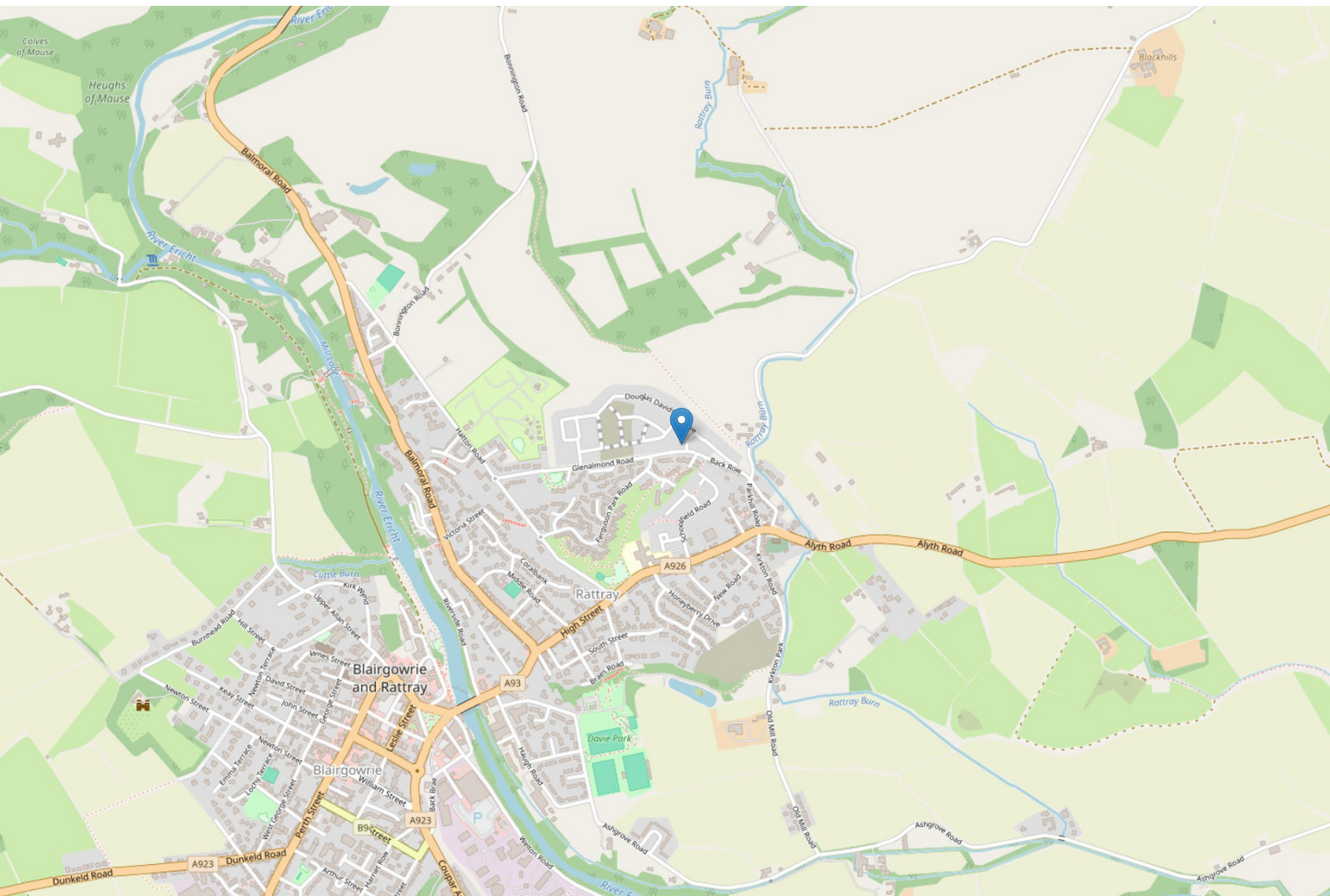


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 124m² | EPC Rating: B



THE LOCATION

Situated within a modern residential development in Rattray, Blairgowrie, the property benefits from a strong balance of local amenities, schooling and accessibility. The area is served by Newhill Primary School and Blairgowrie High School, both well-regarded locally and a key consideration for family buyers.





Blairgowrie town centre offers a range of supermarkets, independent shops, cafés and essential services, while the surrounding Perthshire countryside provides access to outdoor pursuits including walking, cycling and leisure activities.

Transport links allow for straightforward travel to Perth, Dundee and beyond, making the area suitable for commuting while retaining a more relaxed setting. This combination of modern housing, schooling and access to amenities continues to support strong demand in the area.



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