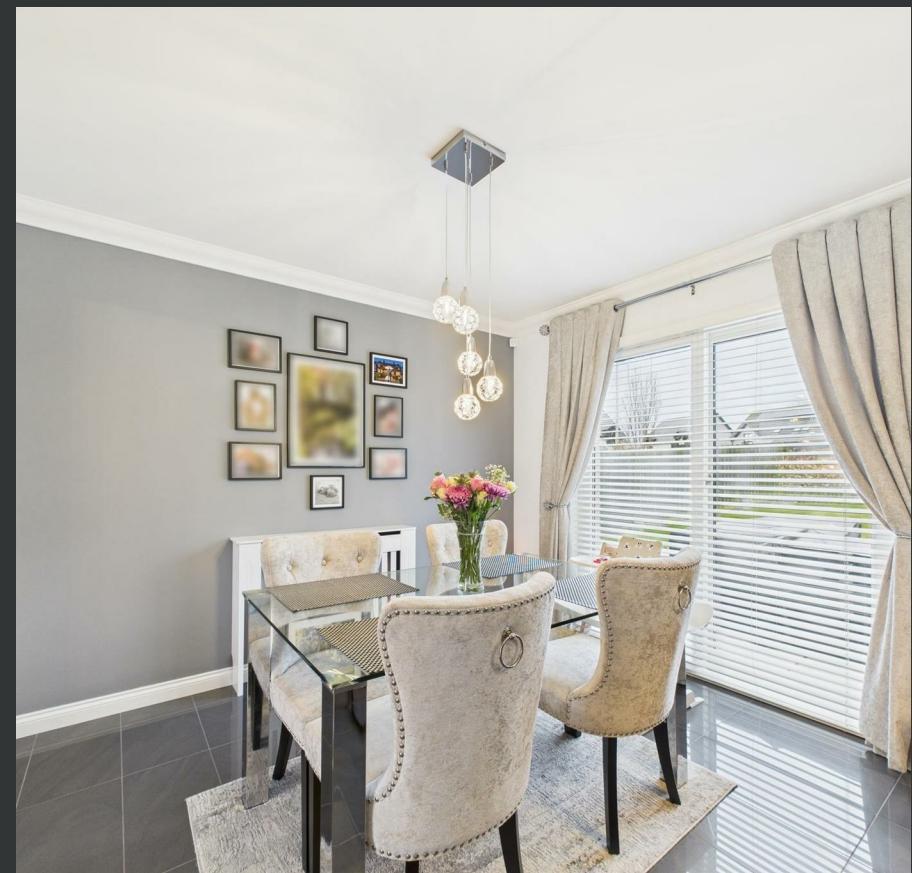
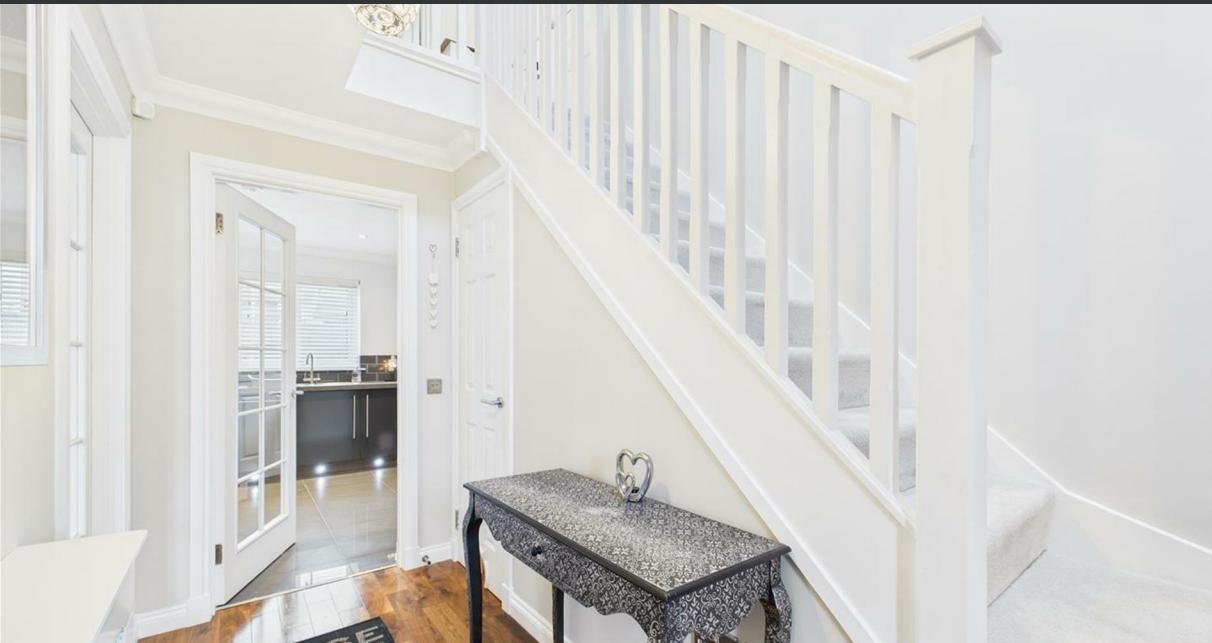




13 School Field Road, Rattray, PH10 7FD
Offers over £238,000

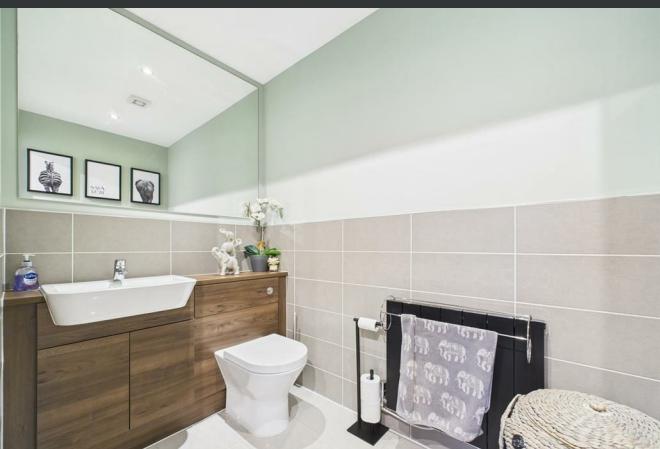
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- Beautifully maintained three-bedroom house
- Stunning open-plan dining kitchen
- Luxurious main bedroom with en-suite
- Stylish family bathroom plus downstairs WC
- Large enclosed rear garden with patio
- Spacious lounge with contemporary décor
- Patio doors leading to private rear garden
- Two further generous double bedrooms
- Utility room & single garage
- Monoblock driveway providing ample parking

13 School Field Road is an immaculately presented three-bedroom family home located within a modern and sought-after development. Thoughtfully designed and beautifully styled throughout, the property offers bright, contemporary living spaces ideal for modern family life. The welcoming hallway leads into a spacious lounge finished in soft, neutral tones with a large window providing excellent natural light. The impressive open-plan dining kitchen is a standout feature, boasting sleek units, quality integrated appliances, a central breakfast island, and patio doors opening directly to the garden—perfect for entertaining.

Upstairs, the property offers three generous double bedrooms, each tastefully decorated, along with a stylish family bathroom and a luxurious en-suite shower room to the main bedroom. Practicality has also been well considered, with excellent built-in storage, a useful utility room, downstairs WC, and direct internal access to the integrated garage. Externally, the large, fully enclosed rear garden provides a fantastic safe space for children and pets, with a generous lawn and patio area for outdoor dining. To the front, a monoblock driveway offers ample parking. This is a truly move-in-ready home offering comfort, style, and convenience in equal measure.

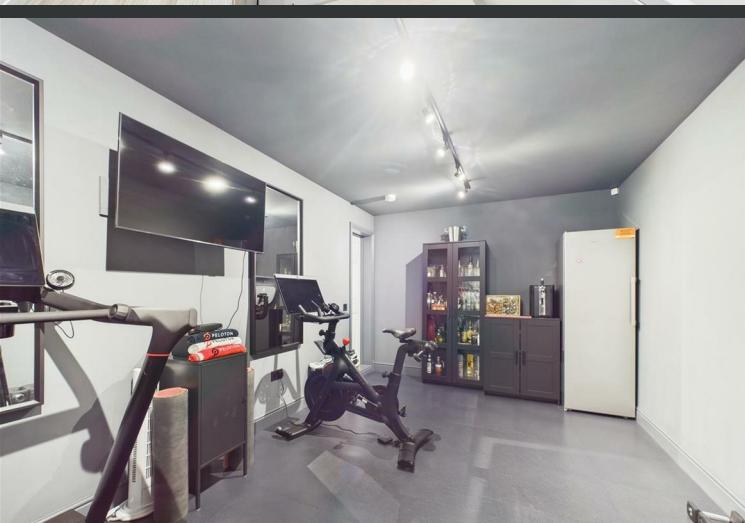


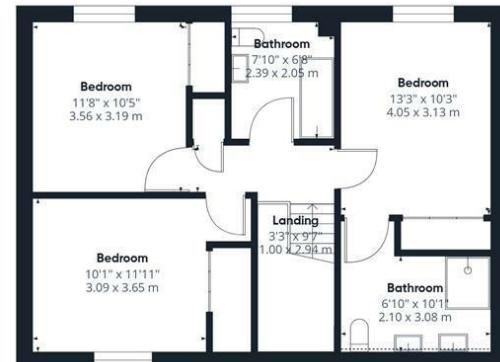


Location

Rattray lies directly beside Blairgowrie, forming a popular residential area known for its welcoming community and excellent local amenities. Blairgowrie offers a wide selection of shops, cafés, restaurants, supermarkets, and leisure facilities, including golf courses and picturesque riverside walks along the River Erict. The area is ideal for families, with well-regarded primary and secondary schooling, as well as easy access to outdoor activities such as cycling, skiing at Glenshee, and countryside trails. Commuters benefit from convenient routes to Perth, Dundee, and the wider Angus and Perthshire regions, making Rattray an attractive blend of rural tranquillity and modern convenience.







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.

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Approximate total area⁽¹⁾

1344 ft²
124.9 m²

Reduced headroom

11 ft²
1.1 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	84
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		

Scotland EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A	
(81-91)	B	82
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO ₂ emissions		

Scotland EU Directive 2002/91/EC

