



**Rae House Whitelea Road, Blairgowrie  
Perthshire PH13 9NY**

**Offers over £519,750**

## Rae House Whitelea Road, Blairgowrie, Perthshire PH13 9NY

Simple Approach are delighted to welcome this outstanding, new build, detached bungalow on Whitelea Road to the residential market. Rae House is set within the highly sought-after location of Burrelton and benefits from being just a short drive away from Perth City Centre and the town of Blairgowrie. This stunning family home is surrounded by scenic views and rolling hills, perfect for any purchaser looking for a well located home in a private, secluded area without compromising its locality to nearby amenities. Rae House further benefits from sitting on a substantial plot of land (1.308 Acres) and having a large double garage (60m<sup>2</sup>) and annex above having power and water connections (35 m<sup>2</sup>), the perfect home for any growing family looking for as much living space as possible. The fortunate buyer of this gorgeous property has the option to work closely with the builder to include any 'special touches' or 'must haves' that they would like incorporated into their new home along with a £5000 allowance to chose your own carpets. This property also benefits from an 1500L oil combi boiler - Heatslave 2 and a Klargestor System for drainage. An enquiry or drive by the property is highly recommended to appreciate the overall impressive location and excellent home on offer here at Rae House.

\*Projected Completion Date Feb 2023\*

### Lounge

16'4" x 21'2" (4.98 x 6.46)

### Entrance Hallway

36'2" x 6'9" (11.04 x 2.08)

### Kitchen

27'0" x 16'1" (8.25 x 4.92)

### Utility

11'3" x 5'0" (3.44 x 1.53)

### Bedroom

11'8" x 11'3" (3.58 x 3.44)

### Bedroom

11'3" x 11'0" (3.44 x 3.37)

### Bathroom

8'9" x 11'2" (2.67 x 3.42)

### Bedroom

10'7" x 10'11" (3.25 x 3.34)

### Ensuite

7'3" x 5'2" (2.21 x 1.58)

### MAster Bedroom

14'11" x 14'6" (4.57 x 4.43)

### Ensuite

8'2" x 6'4" (2.50 x 1.94)

### Walk in Wardrobe

7'3" x 8'3" (2.23 x 2.53)

### Porch

8'0" x 6'8" (2.46 x 2.05)





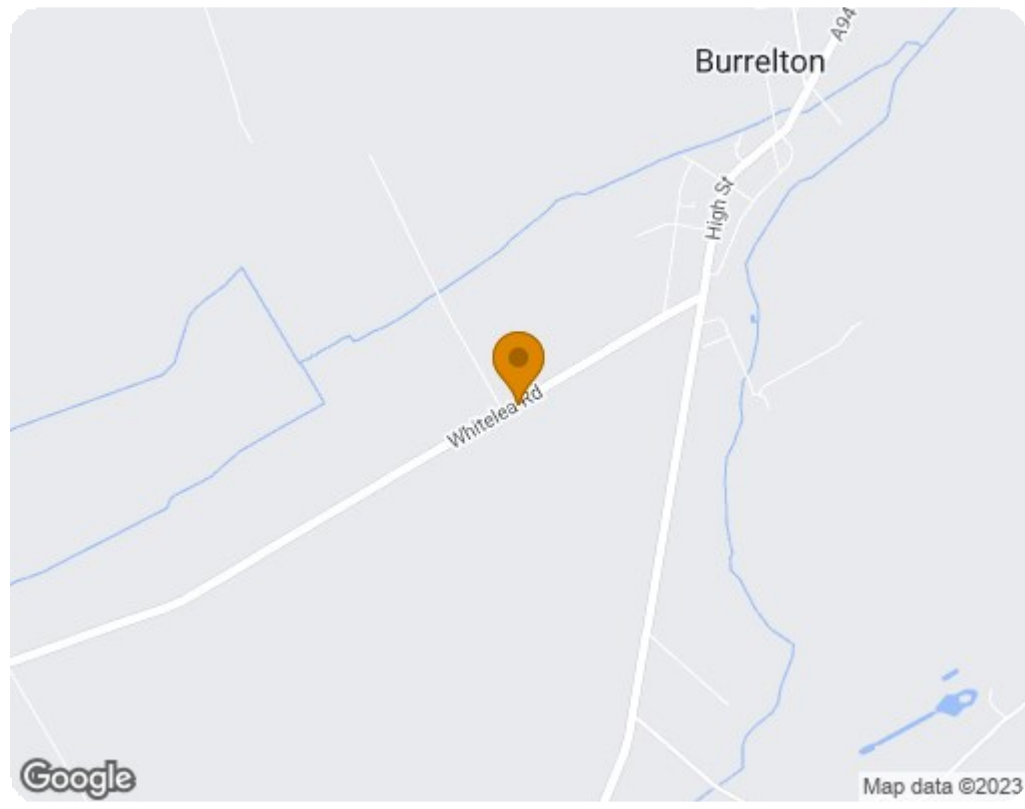


- Outstanding Detached Family Home
- New Build Property
- Highly Sought After Location
- £5000 Carpet Allowance

- Scenic Surroundings
- Large Double Garage With An Office Above 60 Square Metres
- Excellent, Quality Finishings

- Four Generous Bedrooms
- Stunning Plot Of Land (1.308 Acres ) Plot 1
- Spacious Accommodation Throughout





| Energy Efficiency Rating  |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A   |         |           |
| (81-91) B   |         |           |
| (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 <sub>2</sub> ) Rating                  |         |           |
|   | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A   |         |           |
| (81-91) B   |         |           |
| (69-80) C   |         |           |
| (55-68) D   |         |           |
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| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| Scotland EU Directive 2002/91/EC                                |         |           |