



**RIVERLEA & THE COACH HOUSE, BOAT BRAE, RATTRAY, BLAIRGOWRIE PH10 7AA**  
**FIXED PRICE £415,000**  
**HOME REPORT VALUATION £430,000**



## GENERAL DESCRIPTION

Riverlea and The Coach House are situated within a stone's throw of the River Ericht enjoying a prime position in nicely maintained, mature gardens with pleasant secluded views, within the popular residential town of Rattray. This real gem of a property sits to the front of the plot and includes the most delightful detached two-bedroom Coach House set back from the road, making the most charming Granny Annexe, Airbnb or holiday rental with all its lovely features. Local amenities include nursery and primary schooling, a convenience store, restaurants and pub, tennis courts and bowling green and lovely walks over the River Ericht to the vibrant town of Blairgowrie where there's secondary schooling, shops and supermarkets, a health centre and community hospital. Surrounded by some of Perthshire's finest countryside, this property is ideally placed for a wealth of tourist, business and leisure activities and the outer-ring motorway network nearby, provides easy commuting to all major cities and airports in the central belt, and north including the slopes of Glenshee.

## ACCOMMODATION

This highly-desirable property built circa 1850 has been carefully maintained and offers spacious and versatile accommodation retaining much of the character and charm of an earlier era including high ceilings, ornate cornicing, deep moulded door surrounds, solid oak flooring and attractive fireplaces, making this a superb family home. The immaculate rooms on offer are accessed by an original wide etched glazed door with side panels leading to a reception hall with an ornate pitch pine staircase, with cast iron balustrade, to a gallery landing. The wonderful dual-aspect sitting room has parquet flooring and deep-bay window and a lovely focal-point cast-iron solid-fuel fireplace with timber surround and matching mirror. A lovely feature

arch leads to a sunny family room with bay window and attractive fireplace with marble insert and coal-effect electric fire, with a shelved press to side. The inner hall has coat hooks and leads to a useful study/snug with window to rear and deep under-stair recess. There is a wonderful dual-aspect breakfasting-kitchen which is the hub of this lovely family home and fitted with cream shaker-style wall, base and display units with ambient lighting, solid beech worktops, contrasting tiled splash back, a ceramic sink with drainer and Welsh dresser available by separate negotiation. Appliances includes a splendid Everhot electric range with hotplate and 2 ovens, available by separate negotiation and a lovely oak sleeper with utensil rail and butchers block, and free-standing gas cooker with electric oven. There is ample space for casual dining, a lighting track, wall-mounted T.V. and alarm system. Steps lead to a traditional laundry room with pulley, sink with shelving above, an automatic washing machine and dishwasher, boiler and window to rear. The part-tiled shower room has a Velux window and opaque window to side and fitted with a corner shower enclosure with marble effect wet wall panels, mains shower and ceramic tiled flooring. The staircase leads to a spacious and sunny landing with window to front and loft which is accessed via a Ramsay ladder and storage cupboard and to four spacious double bedrooms all with ample room for furniture and the modern family bathroom includes a bath with electric shower and screen, bevelled mirror and vanity unit and ceramic tiled flooring.

The charming detached Coach House is situated to the rear of the garden and has some lovely features including original oak beams, lovely latch-style fittings throughout and lovely deep-silled windows providing bags of natural light and sunny views. The stable style door opens to a generous farmhouse style breakfasting kitchen with window to front and space for casual dining and fitted with

cream shaker style wall and base units with a Belfast sink with contrasting tiled splashback and solid beech worktops. Appliances include a gas hob with fan oven below and extractor above, larder fridge and to the adjacent utility/cloakroom is an automatic washing machine, matching wall and base units and stainless-steel sink and a 2-piece white suite and space for storage. A 15-pane glazed door with side panels opens to the loveliest triple aspect living room ambient lighting and 2 deep silled windows and full height patio doors opening to the garden. There a lovely focal-point gas wood-burner style fire, splendid hardwood flooring, a fixed corner unit and deep under stair cupboard for storage. A turned pine staircase leads to the landing with room for furniture and Velux window and hardwood oak flooring that continues through to the two generous double bedrooms, both with original feature beams, dual aspect Velux windows. The master bedroom enjoys a Juliet balcony and walk-in wardrobe, and bedroom 2 has four built-in cupboards and there is modern family shower room with wet-wall panels, mains shower, inset vanity unit and heated towel rail.

Gas central heating is installed, windows are of mixed glazing type and there is fresh neutral decoration and ample storage throughout. These delightful and unique properties offer versatile living and will no doubt appeal to a wide variety of purchasers, given their immaculate presentation, location and the business potential. Early viewing is very indeed highly recommended.

Home Report valuation £430,000.

## EXTERNAL

Wrought iron gates lead to a part walled mature garden with long chipped driveway leading to the Coach House. Halfway up the driveway is a trellised arch and flagstone path leading to the rear kitchen door. The central chipped area has mature trees and flower border and there is a lawn with lovely summer house, perimeter hedging and flowering shrubs and driveway leading to a single garage and lawn with wood store. To the front there is a tall wrought iron gate, a beautifully mature fully enclosed front garden with central path, topiary boxed hedging with lawn either side, mature trees and shrubs and established planted borders and timber gate which leads to the driveway and rear garden.

























**GENERAL INFORMATION**

It is proposed to include all fitted floor coverings, carpets, curtains, blinds and light fittings in the sale, together with the appliances and wall-mounted TV's as stated in the schedule.

NB. Items not included, but open to separate negotiation are the Everhot electric range cooker and Welsh dresser in the kitchen and the summerhouse.

**HOME REPORT ACCESS:**

www.packdetails.com  
Reference: HP579692  
Postcode: PH10 7AA

**LOCATION**

Travel from Perth on the A93 and A923 to Blairgowrie. On entering Blairgowrie, continue through the town, crossing over the bridge

*Illustrative only.  
Not to scale.*



**RIVERLEA**

onto Boat Brae, passing the church on the left hand side, Riverlea is the first property on the left.

**Entry:**

By arrangement.

**Council Tax:**

Riverlea: Band F.  
Coach House: Band C.

**EPC Rating:**

Riverlea: Band E.  
Coach House: Band C.

**To View:**

Contact solicitor  
01738 635300.

**To View:**

Contact PSCP  
01738 635301.  
PSCP opens 7 days a week.

**McCash & Hunter Ref:**

CN/MP/RL

**PSCP Area:**

Blairgowrie.



**THE COACH HOUSE**

**ROOM SIZES**

**RIVERLEA**

RECEPTION HALL	14'9" x 5'4" 4.50m x 1.63m approx.
SITTING ROOM	20'2" (into bay) x 12'9" 6.15m x 3.89m approx.
FAMILY ROOM	17'6" (into bay) x 11'8" 5.33m x 3.56m approx.
INNER HALL	12'8" x 11'8" 3.86m x 3.56m approx.
STUDY	12'1" x 10'6" 3.68m x 3.20m approx.
BREAKFASTING KITCHEN	17'3" x 16'8" 2.77m x 5.08m approx.
UTILITY/BOOT ROOM	9'1" x 8'9" 2.77m x 2.49m approx.
SHOWER ROOM	8'6" x 8'2" 2.59m x 2.49m approx.
S-SHAPED LANDING	14'10" x 3'7" x 16'10" x 6'1" x 3'7" 4.52m x 1.09m x 5.13m x 1.85m x 1.09m approx.
MASTER BEDROOM	17' x 12'6" 5.18m x 3.81m approx.
BEDROOM 2	11'10" x 11'10" 3.61m x 3.61m approx.
BEDROOM 3	10'9" x 8'9" 3.28m x 2.67m approx.
BEDROOM 4	16'6" x 13'10" 5.03m x 4.22m approx.
BATHROOM	11'2" x 6'3" 3.40m x 1.91m approx.

**COACH HOUSE**

BREAKFASTING KITCHEN	17'1" x 15'5" 5.21m x 4.70m approx.
UTILITY/CLOAKROOM	8'2" x 6'5" 2.49m x 1.96m approx.
LIVING/DINING ROOM	20'2" x 15'7" 6.15m x 4.75m approx.
LANDING	7'5" x 7'3" 2.26m x 2.21m approx.
SHOWER ROOM	9'8" x 6' 2.95m x 1.83m approx.
MASTER BEDROOM	15'10" max x 14'9" 4.83m x 4.50m approx.
BEDROOM 2	14' x 13'1" 4.27m x 3.99m approx.



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**OnTheMarket.com**

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scotland

**pspc**



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*Disclaimer: Although these particulars are believed to be accurate they are intended only to give a general description of the property. Their accuracy is not warranted and they do not form part of an offer to sell.*