

# 3 KEILLOR STEADINGS

Kettins, Blairgowrie, Perthshire, PH13 9FT



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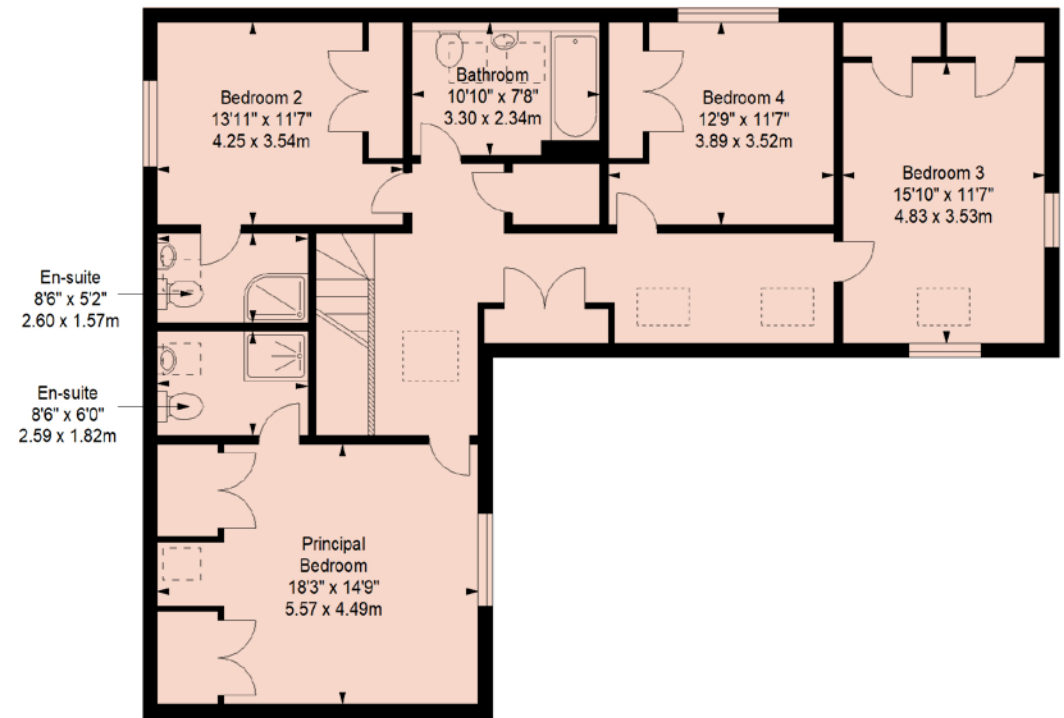
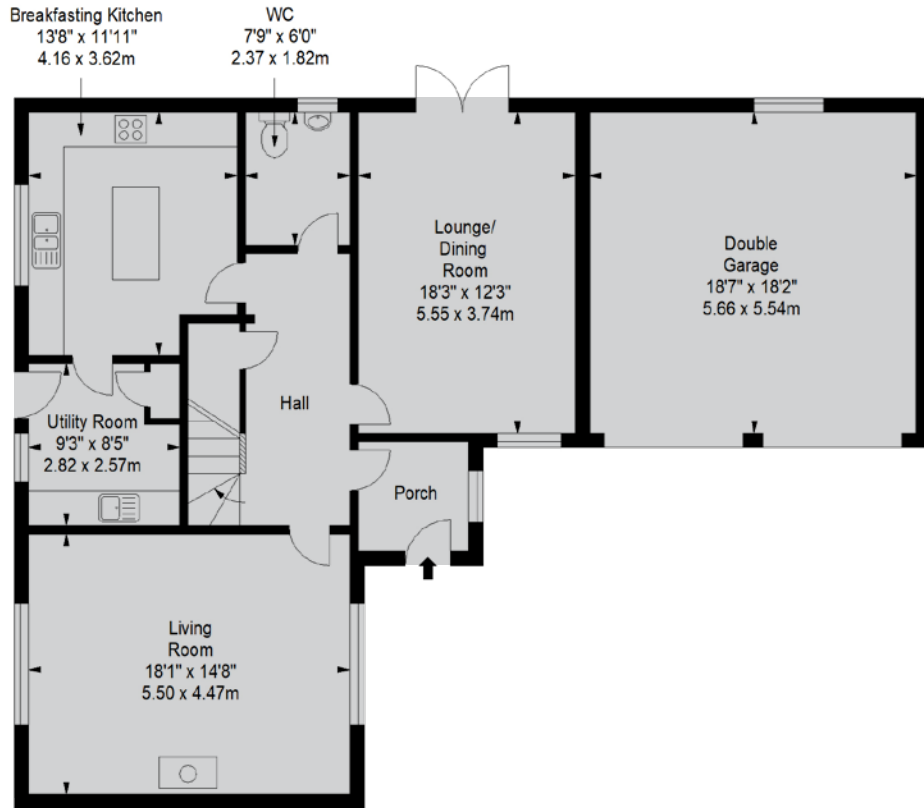


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## WELCOME TO 3 KEILLOR STEADINGS

Situated in the heart of the Perthshire countryside, near the hamlet of Kettins, this detached house offers beautifully presented, contemporary interiors, including four bedrooms, two reception rooms, a breakfasting kitchen, and three bathrooms (plus a separate WC), as well as a landscaped garden, an attached double garage, and a double driveway.

The floorplan is for illustrative purposes. All sizes are approximate.





# GENEROUS

MODERN DETACHED HOUSE IN A SMALL, EXCLUSIVE DEVELOPMENT



This four-bedroom, three-bathroom detached house offers an immaculate family home in the heart of the Perthshire countryside, forming part of an exclusive development just outside the hamlet of Kettins. The home truly enjoys the best of both worlds, with scenic surrounding countryside and farmland, as well as easy access to excellent amenities in nearby towns and villages, including Ardler and Newtyle, Coupar Angus, Meigle, and Blairgowrie and Rattray, with Dundee just a little further away.

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## GENERAL FEATURES

- Generous, modern detached house in a small, exclusive development near Kettins
- Immaculate, contemporary interiors
- Spacious and flexible, family orientated accommodation
- EPC Rating - D

## ACCOMMODATION FEATURES

- Entrance porch and hall with storage and WC
- Elegant, dual-aspect living room with wood-burning stove
- Lounge/dining room with French doors onto garden
- Stylish, well-appointed kitchen with breakfasting island and utility room
- Four double bedrooms, all with built-in wardrobes
- Two en-suite shower rooms
- Pristine, chic family bathroom with shower-over-bath
- Gas central heating and double glazing

## EXTERNAL FEATURES

- Well-maintained, landscaped front, side and rear gardens
- Attached double garage and double driveway

# A WELCOMING

*INTRODUCTION TO A BEAUTIFUL HOME*



A practical entrance vestibule welcomes you into the home and leads through to a hall with built-in storage and a WC. The entrance areas both immediately set the tone for the immaculate interiors to follow, with crisp-white décor and wood-styled flooring.

# TWO COSY

## YET SPACIOUS LIVING AREAS

The living room occupies a wonderfully generous footprint, offering excellent flexibility for endless configurations of lounge furniture. A homely log-burning stove creates a warm atmosphere during the colder months, and dual-aspect windows flood the space with natural light through the day. The living room continues the pristine presentation of the entrance areas with identical décor and even more impressive natural wood flooring.







# A BRIGHT LOUNGE

*WITH FRENCH DOORS ONTO GARDEN*

A bright, naturally lit lounge, hosting a single front-facing window and French doors leading to the decked terrace in the side garden, offers flexibility to house a range of living options, including alfresco dining and entertaining opportunities, a more informal living area to relax with family, a TV room, a children's playroom, or a formal dining room highlighting the home's versatility.





# ATTRACTIVE BREAKFASTING KITCHEN

*A TIMELESS COOKING ZONE WITH  
BREAKFAST BAR*

The kitchen is beautifully appointed. It is sure to appeal to budding chefs and home cooks alike. A selection of timeless white wall and base cabinets line two walls of the room, framed by quality worktops and accompanied by a breakfast island with a wood workspace – perfect for morning coffee and socialising while cooking.



Neatly integrated and contributing to the stylish, modern finish, is a range of appliances comprising an oven and grill, an induction hob, a contemporary extractor hood, a Quooker tap, a fridge/freezer, and a dishwasher. The kitchen is supplemented by a spacious utility room (with external access) housing built-in storage, additional cabinetry, a wood worktop, and space for laundry appliances.



# MULTIPURPOSE

## SLEEPING AREAS



The home's four well-proportioned double bedrooms are on the first floor, approached via an airy, naturally lit landing with space for furniture items and built-in storage. One of the bedrooms could be utilised as a home office, ideal for those requiring a quiet space to work or study from home.

## FOUR WELL-PROPORTIONED DOUBLE BEDROOMS



The principal and second largest bedrooms are accompanied by built-in wardrobes and have the luxury of their own en-suite shower rooms, whilst the remaining two bedrooms also have wardrobe storage. Bedrooms three and four are being utilised as a gym and dressing room respectively, further highlighting the home's versatility.





# STYLISH BATHROOM

*AND TWO EN-SUITE SHOWER  
ROOMS, PERFECT FOR FAMILY LIFE*



The home's one bathroom and two en-suite shower rooms are all exceptionally well-appointed with high-quality fixtures and fittings, stylish tiling, and crisp-white décor. The principal bedroom's en-suite comprises a walk-in enclosure, a WC-suite set into storage, a towel radiator and an illuminated and heated mirror as well as underfloor heating, whilst bedroom two's en-suite features a corner shower enclosure, a towel radiator and a WC-suite set into storage. Finally, the family bathroom comes complete with a bath with an overhead shower and a glazed screen, a basin set into vanity storage and flanked by a countertop, a WC, and a tall towel radiator.

Gas central heating and double glazing ensure a warm and economically run home all year round.

Extras: All fitted floor coverings, window coverings, light fittings (the chandeliers will be removed), and integrated kitchen appliances will be included in the sale. Some furniture is available by separate negotiation.

# GARDENS AND PARKING



Externally, the house is perfectly complemented by neatly maintained, landscaped front, side and rear gardens. The side garden features a spacious decked terrace for alfresco dining and barbecues, whilst the rear garden enjoys a well-maintained lawn, gravelled areas, a patio, and a border of leafy shrubs and plants. Excellent private parking is provided by an attached double garage and a double driveway.

WELL-MAINTAINED,  
LANDSCAPED OUTDOOR  
SPACE AND EXCELLENT  
PRIVATE PARKING





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# KETTINS

## *THE TRANQUIL HAMLET OF KETTINS PROMISES AN ENCHANTING RURAL ESCAPE*

Set in the beautiful Perthshire countryside, the tranquil hamlet of Kettins promises an enchanting rural escape, with fantastic commuter links to nearby towns and cities. The hamlet is 15 miles northeast of Perth and 10 miles northwest of Dundee and is closer still to the charming towns of Coupar Angus (2 miles) and Blairgowrie (7 miles). These all offer a variety of retail, leisure, and cultural attractions, as well as convenient public transport links. The nearby village of Newtyle is also home a local store and post office, a (sale only)garage while the village of Ardlar hosts the village tavern/restaurant. Enveloped by

rolling countryside, residents are also just a short drive from Tay Forest Park in Highland Perthshire, which boasts some of the country's most ancient woodland, breathtaking lochs and unforgettable views. Kettins is well-connected to the rest of the country via the A9, A90 and M90. Nearby Perth and Dundee train stations operate national rail services. The location is ideal for families and/or professionals commuting to Perth or Dundee for employment or schooling at every level, from primary to university.





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