

ST LEONARDS

Dunkeld Road, Blairgowrie and Rattray, Blairgowrie, PH10 6RY



Thorntons 
The right way to move

01738 443456 | www.thorntons-property.co.uk | perthea@thorntons-law.co.uk

CONTENTS

THE FLOORPLAN	04
THE PROPERTY	07
THE ENTRANCE	08
RECEPTION ROOMS	10
THE KITCHEN	14
THE BEDROOMS	18
THE BATHROOMS	23
GARDENS & PARKING	24
THE AREA	30

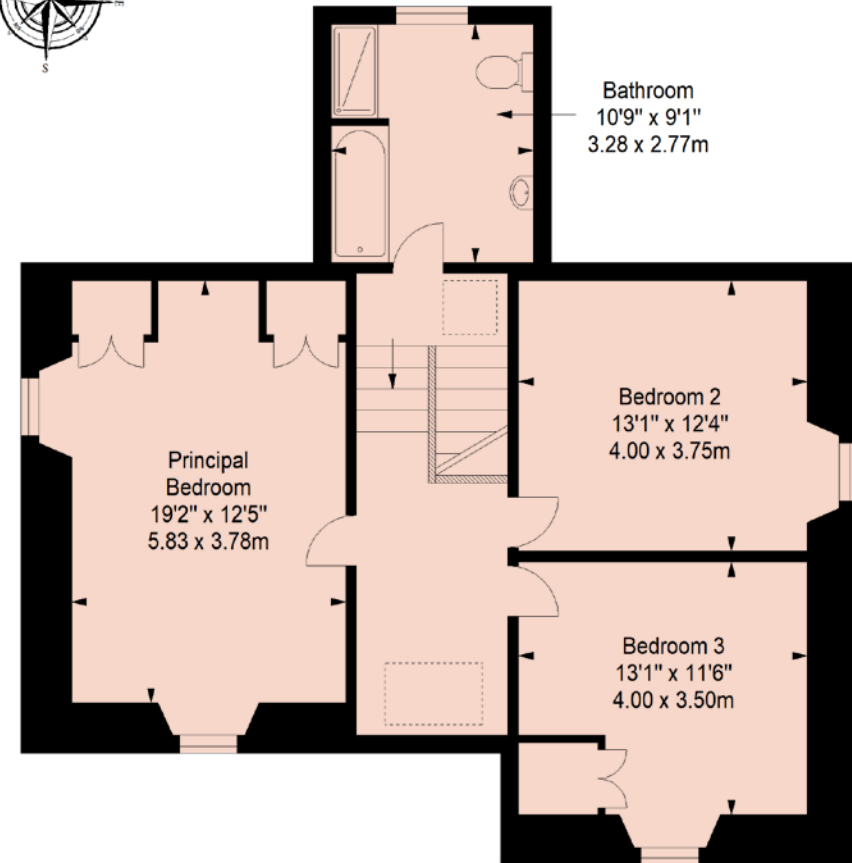
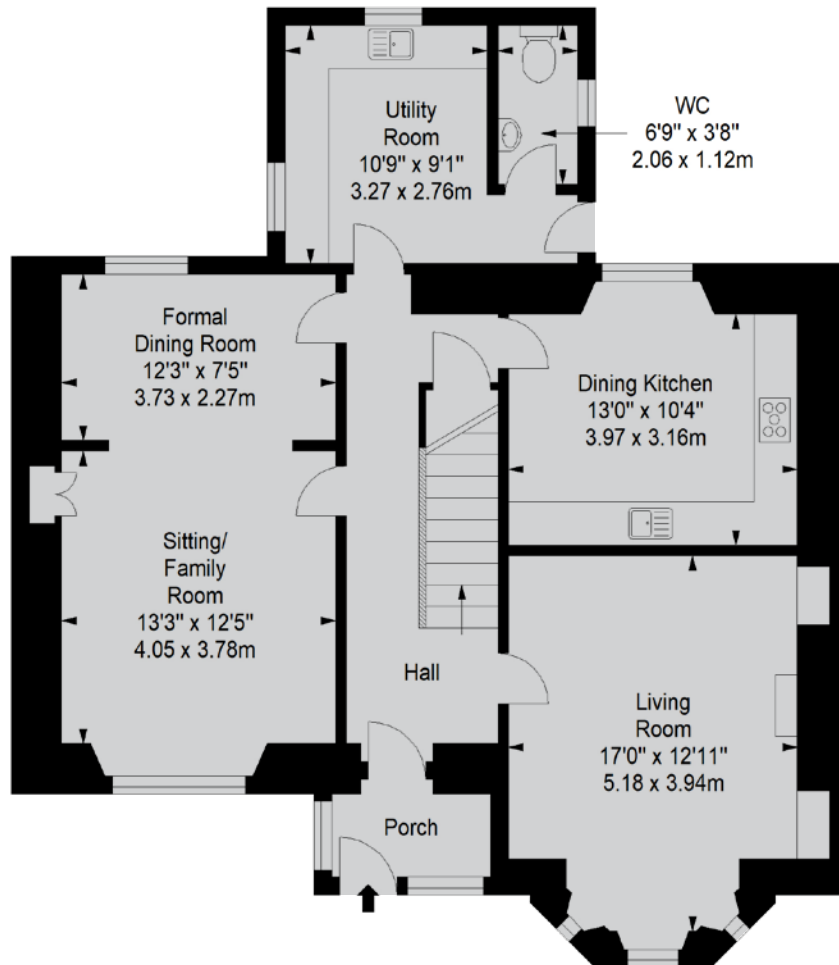


WELCOME TO ST LEONARDS

Welcome to a stunning detached country villa which offers large rooms, substantial gardens, and extensive private parking, in addition to a truly picturesque lifestyle surrounded by open countryside on the rural edge of Blairgowrie and Rattray.



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





EXCLUSIVE

DETACHED COUNTRY VILLA WITH STUNNING INTERIORS



St Leonards is an exclusive detached country villa, finished to exceptionally high standards with exquisite interior design and luxurious finishings. This impressive and rarely available three-bedroom home further boasts generous accommodation, with every room providing an abundance of space. It also has an outstanding amount of garden space too, all of which is carefully maintained. Set amongst open countryside with far-reaching views, the south-facing residence provides the best of two worlds: a peaceful rural ambience by the twin burgh of Blairgowrie and Rattray and superb convenience, with fantastic amenities, transport links, and well-regarded schools all within easy reach. Viewing is essential to truly appreciate this extraordinary home and its spectacular location.

GENERAL FEATURES

- Exclusive detached country villa with stunning interiors
- On the idyllic rural edge of Blairgowrie and Rattray
- Surrounded by open countryside with far-reaching views
- Exquisite interior design and luxurious finishings
- EPC Rating - E

ACCOMMODATION FEATURES

- Inviting entrance porch with dual-aspect windows
- Hall with built-in storage and Karndean flooring
- Living room with bay window and log-burning stove
- Sitting/family room with open-plan formal dining room
- Dining kitchen with a stylish Shaker-inspired design
- Dual-aspect utility room with access to the rear garden
- Bright galleried landing with a snug area and attic access
- Three spacious double bedrooms (two with wardrobes)
- First-floor four-piece Bathroom and a ground-floor WC
- Oil-fired central heating and double-glazed windows

EXTERNAL FEATURES

- Substantial private gardens to the front and rear
- Large driveway and timber-framed single garage

ASTOUNDING

FROM THE OUTSET



Set amongst the open countryside and nestled behind a large front garden, St Leonards astounds from the very first moment. Moving inside, the interiors continue to impress, as you are greeted by a dual-aspect entrance porch flowing through to an elegant hall with built-in storage and deluxe Karndean flooring.

THE RECEPTION ROOMS

Fronted by a south-facing bay window, the spacious proportions of the living room are bathed in natural light throughout the entire day. Fashionable décor and a plush carpet add to the airy ambience, at the same time ensuring an attractive aesthetic that is easy to style. This room also has a built-in bookcase and a beautiful fireplace inset with a log-burning stove for cosy evenings in.



SPACIOUS, ELEGANT

AND BATHED IN LIGHT



Meanwhile, a sitting/family room provides an intimate setting for relaxing and unwinding. It openly connects to a formal dining room as well, allowing dual-aspect light to flood both spaces whilst also creating the ideal setup for entertaining dinner parties.

THE STYLISH AND HOMELY

KITCHEN



The modern dining kitchen continues the hall's Karndean floor, pairing it with sumptuous pastel-coloured décor and white detailing. It is a highly effective look, which is further heightened by the wood-toned worksurfaces and chic Shaker-inspired cabinetry (in on-trend blue). An electric range cooker is included, along with an integrated fridge. The kitchen is also supplemented by a dual-aspect utility room, which has ample workspace and cabinet storage to act as a kitchenette. It also provides rear garden access and a neighbouring WC; plus, it comes with a washing machine, a tumble dryer, and an undercounter freezer.



Stylish and homely, it perfectly fits the character of the property. The floorspace can accommodate a table and chairs, if desired, or it can be left open (like in the photographs) to allow lots of breathing room for family members to cook side by side.



IMPRESSIVE

BEDROOMS WITH LOTS OF SPACE

On the first floor, a bright galleried landing has a charming snug area and attic access for additional storage. The landing also connects to the three bedrooms which are all very spacious doubles, each offering ample room for a wide choice of bedside furnishings, as well as comfy seating. In keeping with the home's impeccably high standards, every room is attractively decorated and laid with plush carpeting to ensure the most beautiful environment for peaceful sleep.



The dual-aspect principal bedroom has the largest dimensions and it has built-in wardrobes as well (like bedroom three).



A FOUR-PIECE BATHROOM

AND A WC



In addition to the ground-floor WC, St Leonards has a bathroom off the half landing by the first floor. It features a charming combination of light décor, coupled with tongue-and-groove panelling and marble-style splashbacks around the wet areas. It is fitted with a quality four-piece suite too, comprising a toilet, a washbasin, a radiator, a bath, and a separate shower cubicle.

Ensuring year-round comfort, the property has oil-fired central heating and double-glazed windows.



SUBSTANTIAL GARDENS

WITH SWEEPING LAWNS



Flanked by substantial gardens, St Leonards offers a wealth of outdoor space to explore, providing the perfect setup for families. To the south-facing front, there is a very generous lawn, dotted with established trees for decoration and shielded by mature hedgerows for privacy.

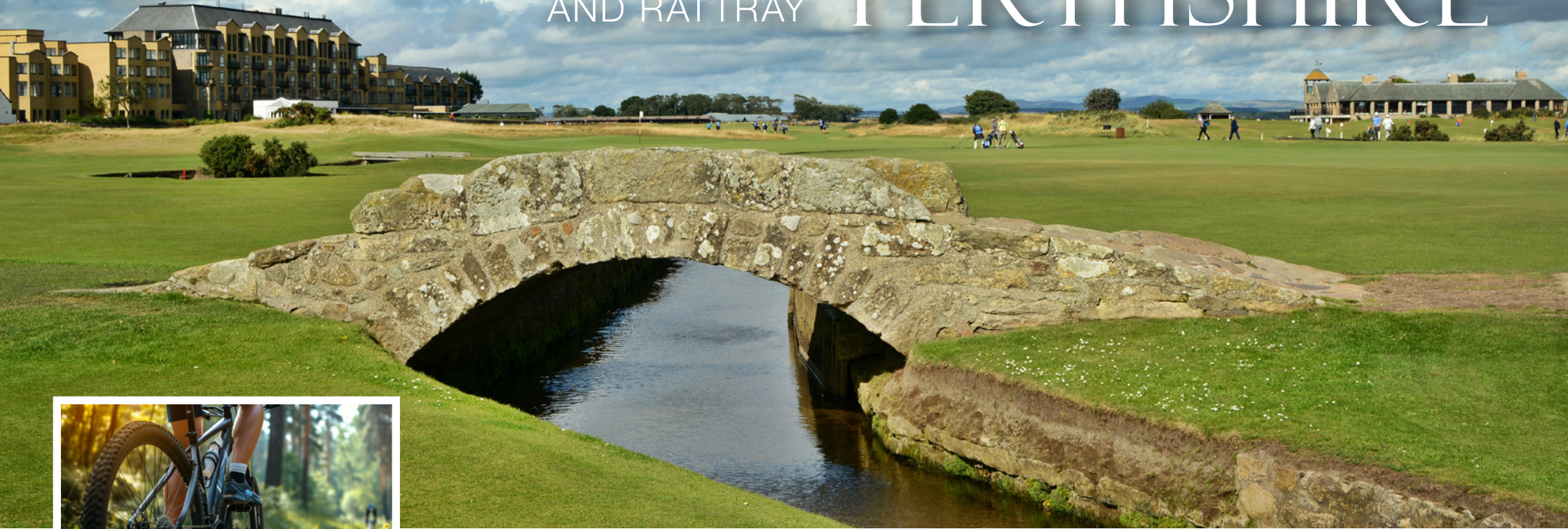


The fully-enclosed rear garden has an even larger lawn, as well as a patio for summer dining, a designated area for a cosy firepit, and a sheltered timber deck – perfect whatever the weather. It enjoys lots of daily sun, outstanding privacy, and uninterrupted farmland views as well. If required, there is plenty of space here to extend the property too (subject to consent). Parking for multiple vehicles is also assured thanks to a large driveway and a timber-framed single garage.



Thorntons
The right way to move
St Leonards

BLAIRGOWRIE AND RATTRAY PERTHSHIRE



*THE TWIN BURGH OF
BLAIRGOWRIE AND
RATTRAY IS SITUATED
JUST 15 MILES
NORTH OF PERTH,
SURROUNDED BY
BREATH-TAKING
OPEN COUNTRYSIDE*

The twin burgh of Blairgowrie and Rattray is situated just 15 miles north of Perth, surrounded by breath-taking open countryside. Set on the banks of the idyllic River Ericht, Blairgowrie is the larger of the two peaceful towns benefitting from an excellent range of amenities, including independent shops, a Tesco superstore, a post office, pharmacies, banks, a library, and a leisure centre with a swimming pool and gym facilities. Additionally, there is a wide selection of cafés, pubs and restaurants, and numerous medical centres, in addition to a cottage

hospital. Blairgowrie High Street, where many of these shops are located, and the tranquil River Ericht are both within strolling distance of the property. For more extensive shopping and leisure facilities the thriving city of Perth is just a thirty minutes' drive to the south, whilst Dundee (19 miles) is also 30 minutes by car.

Drawing a large tourist base, Blairgowrie and Rattray has a rich and varied past, with the inspiring surrounding countryside dotted with ancient Neolithic monuments – a scenic locale for leisurely strolls and history lovers.

For the great outdoors, the town is evidently well-placed to enjoy some of the best unspoilt landscapes found in Scotland, with the spectacular ten Munros of the Angus Glens and the superb Cateran Trail as two of the area's many highlights. It is a true haven for hiking, cycling, and walking. Furthermore, the area is very popular with anglers and golf enthusiasts, with championship courses at Blairgowrie Golf Club and the world-famous greens of St Andrews, Carnoustie, and Gleneagles all within an hour's drive. Blairgowrie is also the gateway to

Glenshee, the largest ski resort in Scotland, where year-round sports facilities are on offer, from skiing, mountain biking, hang gliding, paragliding, to abseiling. Blairgowrie is situated close to major road links, connecting to Perth, Dundee, St Andrews, and further afield. It is also served by regular bus routes. The town has two primary schools and an excellent secondary school, with a selection of renowned independent schools nearby, including St Leonards, one of the UK's leading independent schools.





Thorntons

The right way to move

► Our Branches

ANSTRUTHER

5A Shore Street, Anstruther, KY10 3EA
01333 310481
anstrutheea@thorntons-law.co.uk

ARBROATH

165 High Street, Arbroath, DD1 1DR
01241 876633
arbroathea@thorntons-law.co.uk

BONNYRIGG

3-7 High Street, Bonnyrigg, EH19 2DA
0131 663 7135
bonnyriggea@thorntons-law.co.uk

CUPAR

49 Bonnygate, Cupar, KY15 4BY
01334 656564
cuparea@thorntons-law.co.uk

DUNDEE

Whitehall House, 33 Yeaman Shore
Dundee DD1 4BJ
01382 200099
dundeeea@thorntons-law.co.uk

EDINBURGH

Citypoint, 3rd Floor, 65 Haymarket
Terrace, Edinburgh, EH12 5HD
0131 297 5980
edinburghea@thorntons-law.co.uk

FORFAR

53 East High Street, Forfar, DD8 2EL
01307 466886
forfarea@thorntons-law.co.uk

MONTROSE

55 High Street, Montrose, DD10 8LR
01674 673444
montroseea@thorntons-law.co.uk

PERTH

7 Whitefriars Crescent, Perth, PH2 0PA
01738 443456
perthea@thorntons-law.co.uk

ST ANDREWS

17-21 Bell Street, St Andrews, KY16 9UR
01334 474200
standrewsea@thorntons-law.co.uk

Thorntons is a trading name of Thorntons Law LLP Regulated by The Law Society of Scotland



@ThorntonsPropertyServices



@thorntonsproperty



@ThorntonsPS