



**Premier  
Properties**  
Perth



## Darach , Perth, PH2 6JB Offers Over £499,950



Upon entering, one is greeted by a welcoming vestibule that leads into a magnificent open-plan living, dining, and kitchen area. The vaulted ceilings and expansive windows create a bright and airy atmosphere, perfectly framing the stunning views of the surrounding countryside. Sliding doors effortlessly connect the indoor space to the garden, enhancing the sense of openness. The contemporary kitchen features a central island, an array of fitted units, and modern appliances. A practical utility room adds convenience and provides access to the integrated garage. The ground floor also boasts two spacious double bedrooms, each with en-suite bathrooms and walk-in closets, alongside a well-appointed family bathroom.

Ascending to the first floor, the spacious landing offers a perfect nook for a home office or snug area. There is also two additional double bedrooms, both with en-suite bathrooms and walk-in closets, ensuring comfort and privacy for all family members. This thoughtfully designed home caters to flexible family living.

Heating is provided via air source heat pumps and the windows are fully double glazed throughout.

There are good amenities close by at Burrelton (3 miles) which has a village shop, post office, butcher and a busy village hall. Coupar Angus (five miles) has a wider range of amenities including a health centre, supermarket, post office and fuel station. Perth (10 miles) and Dundee (17 miles) offer a more comprehensive range of professional services, national retailers and leisure facilities. There are primary schools in Collace, Burrelton and Coupar Angus while Blairgowrie and Perth have both primary and secondary schools. The property is also ideally placed for access to some of Scotland's best private schooling, with Craigclowan, Glenalmond, Strathallan, Kilgraston and Dundee High School all within easy reach. The A94 from Coupar Angus links to the A90 at Forfar providing fast access north to Aberdeen, while the A923 leads directly from Coupar Angus to Dundee. The M90 and A9 at Perth link to Edinburgh and Stirling respectively. There are mainline railway stations at Perth and Dundee. Dundee Airport has direct services to London Stansted, while Edinburgh Airport has a wide range of domestic and international flights.

- 4 spacious double bedrooms
- 4 modern en-suite bathrooms
- Open-plan living area
- Vaulted ceilings, large windows
- Contemporary kitchen
- Integrated garage
- Air source heating
- Private garden with countryside views
- Close to schools, amenities
- Easy access to Perth, Dundee



## DARACH, COLLACE, PH2 6JB

**TOTAL: 1984 sq. ft, 185 m<sup>2</sup>**  
 FLOOR 1: 1341 sq. ft, 125 m<sup>2</sup>, FLOOR 2: 643 sq. ft, 60 m<sup>2</sup>  
 EXCLUDED AREAS: GARAGE: 194 sq. ft, 18 m<sup>2</sup>, UTILITY: 78 sq. ft, 7 m<sup>2</sup>, W.I.C.: 55 sq. ft, 5 m<sup>2</sup>,  
 LOW CEILING: 44 sq. ft, 6 m<sup>2</sup>, OPEN TO BELOW: 323 sq. ft, 30 m<sup>2</sup>, WALLS: 211 sq. ft, 18 m<sup>2</sup>

Measurements Deemed Highly Reliable But Not Guaranteed



| Energy Efficiency Rating                    |                         | Environmental Impact (CO <sub>2</sub> ) Rating |   |                         |           |
|---|-------------------------|--|---|-------------------------|-----------|
| Very energy efficient - lower running costs | Current                 | Potential                                      | Very environmentally friendly - lower CO <sub>2</sub> emissions | Current                 | Potential |
| (92 plus) <b>A</b>                          |                         |  | (92 plus) <b>A</b>  |                         |           |
| (81-91) <b>B</b>                            |                         |  | (81-91) <b>B</b>  |                         |           |
| (69-80) <b>C</b>                            |                         |  | (69-80) <b>C</b>  |                         |           |
| (55-68) <b>D</b>                            |                         |  | (55-68) <b>D</b>  |                         |           |
| (39-54) <b>E</b>                            |                         |  | (39-54) <b>E</b>  |                         |           |
| (21-38) <b>F</b>                            |                         |  | (21-38) <b>F</b>  |                         |           |
| (1-20) <b>G</b>                             |                         |  | (1-20) <b>G</b>   |                         |           |
| Not energy efficient - higher running costs |                         |  | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>Scotland</b>                             | EU Directive 2002/91/EC |  | <b>Scotland</b>   | EU Directive 2002/91/EC |           |



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.