



**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 m²
 FLOOR 1: 1341 sq. ft, 125 m², FLOOR 2: 643 sq. ft, 60 m²
 EXCLUDED AREAS: GARAGE: 194 sq. ft, 18 m², UTILITY: 78 sq. ft, 7 m², W.I.C.: 55 sq. ft, 5 m²,
 LOW CEILING: 44 sq. ft, 6 m², OPEN TO BELOW: 323 sq. ft, 30 m², WALLS: 211 sq. ft, 18 m²

Measurements Deemed Highly Reliable But Not Guaranteed



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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	



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