



52 BALMORAL ROAD
Rattray, Blairgowrie, Perthshire


McEwan Fraser Legal
Solicitors & Estate Agents



RATTRAY, BLAIRGOWRIE, PERTHSHIRE

52 Balmoral Road was built around 1850 - 1860 in a time coinciding with rapid expansion of a burgeoning Jute and textile industry in Blairgowrie and Rattray. The historic remains or renovated and repurposed buildings of which are dotted along the Ericht River only 150 yards from the property. Here in the beautiful Perthshire town of Blairgowrie, Balmoral Road commands an enviable location, not far from the famous Rosemount golf course. The tranquil setting allows the owner to enjoy a wonderful country lifestyle, yet be within easy reach of Perth, around 15 miles away. One of Scotland's major cities, Dundee is 18 miles from Rattray, while both Glasgow and Edinburgh are easily accessible via the A9 and M90 respectively. There are main line railway stations at both Perth and Dundee. For life's more practical considerations, Blairgowrie has a good array of local shops and supermarkets and both primary and secondary schooling. Country pursuits are to be found nearby and of course Glenshee and the ski resort is some twenty-four miles North.



Scenic views of Blairgowrie, Views of Wellmeadow, Bridge over the River Ericht, Local Woodland Walk, Blairgowrie Golf Course



52 BALMORAL ROAD

Part exchange is available on this superb family home or business opportunity in the heart of Perthshire. 52 Balmoral Road has enjoyed a long history as a place of hospitality. It was originally an old Coaching Inn for a lengthy time and that the entire building as it stands excepting the utility room and downstairs bathroom (both later added) are original as-built. It's history in hospitality seems to have persisted over time and it has been used as both a bed and breakfast on at least one occasion prior to the current owners occupancy, and in recent times as a small hotel called "Kintrae House Hotel" where it seems to have had a pretty sterling reputation. It is believed the wash-house or bothy section of the outbuilding was the coachman quarters in times gone by and there are a couple of tacking pegs still in the wall in the rear courtyard at the side.

It has lately been used for a single year as a very small boutique bed and breakfast. The single room on offer at that time took 100 nights with no marketing, achieved exemplary reviews on both trip advisor, booking.com and achieved a 9.9 award from booking.com for excellence with a second room having recently been renovated to the same standard now ready for use. There is an unusually high traffic of multi-seasonal guests in the area as it is a focal point for walking, fishing, winter sports, tourism and access to the Angus Glens to the North. Any lucky buyer wishing to create a lifestyle business from

home will find this property irresistible. The property presents room for expansion in multiple ways while still being able to offer a sizeable level of owner's accommodation or family residence. This is not even considering the potential to completely redesign the outbuilding as ancillary accommodation if desired, and subject to any necessary planning consents.

The accommodation has been lovingly restored to the highest specification and only viewing can fully appreciate the vast amount of space, style and elegance there is. A list of recent renovations can be made available at owner's discretion. Currently configured as seven public rooms and four bedrooms, four bathrooms or shower rooms including two en-suites and a basement. The accommodation is infinitely adaptable to suit most requirements. The grounds have been completely re-landscaped with membrane under Speystone gravel lending a clean, bright look. Nine 8x4 raised vegetable beds have been created in a separate section to the side of rear garden. An Alpine rockery is a focal point in the rear garden and the entire lawn has been levelled and re-sown by a professional gardener.

Quite simply, this is a stunning home.





KITCHEN



BREAKFAST ROOM



SITTING ROOM





DINING ROOM



LOUNGE



SNUG



CONSERVATORY





BEDROOM TWO



BEDROOM THREE



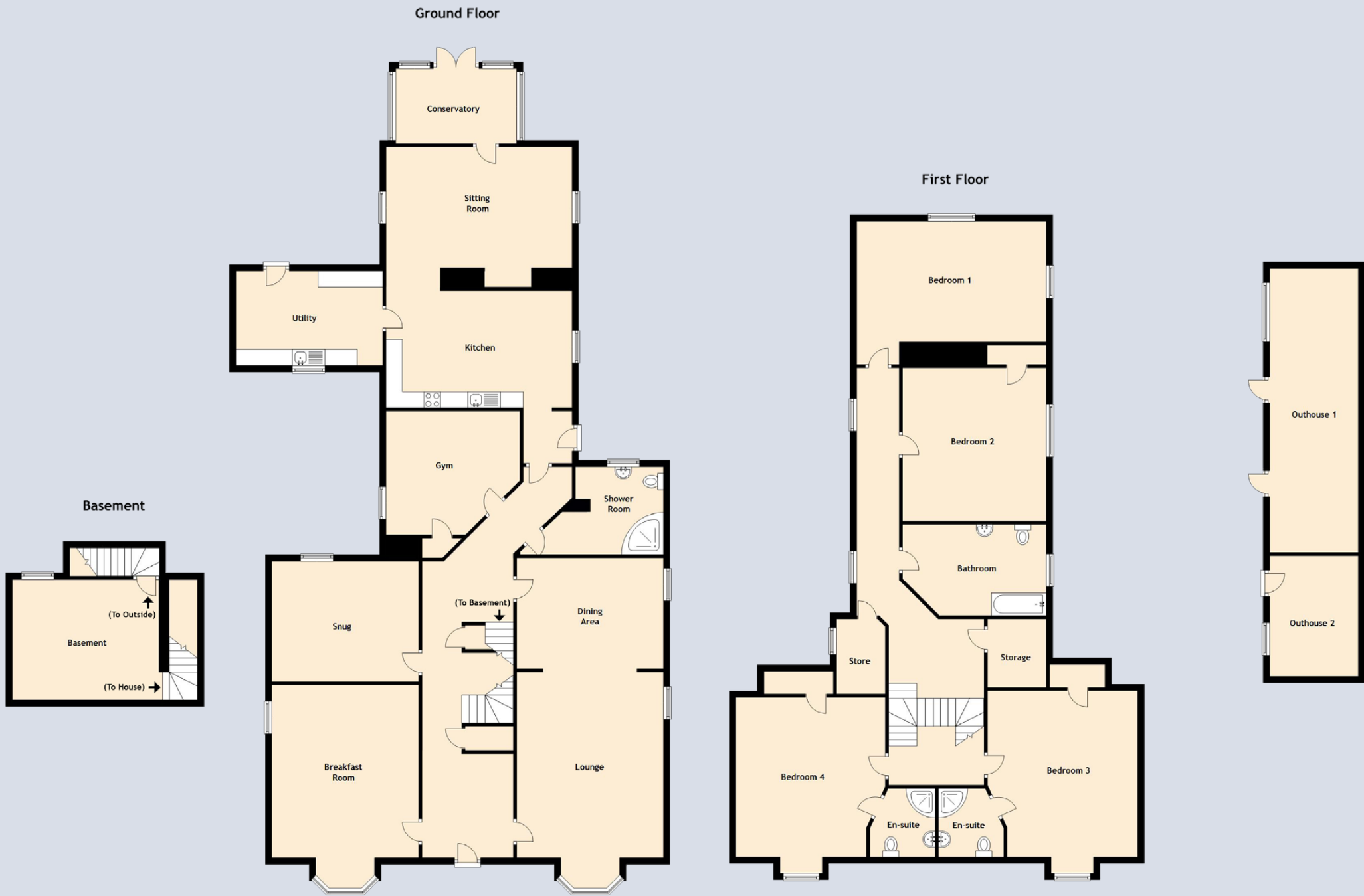
EN-SUITE



BEDROOM FOUR



EN-SUITE



PROPERTY SPECIFICATIONS

Approximate Dimensions (Taken from the widest point)

Basement 4.50m (14'9") x 3.70m (12'2")

Ground Floor

Lounge 5.70m (18'8") x 4.50m (14'9")
Dining Area 4.50m (14'9") x 3.40m (11'2")
Breakfast Room 5.30m (17'5") x 4.50m (14'9")
Snug 4.50m (14'9") x 3.70m (12'2")
Kitchen 5.70m (18'8") x 3.60m (11'10")
Utility 4.50m (14'9") x 2.90m (9'6")
Sitting Room 5.70m (18'8") x 3.70m (12'2")
Conservatory 3.70m (12'2") x 2.30m (7'7")
Gym 4.10m (13'5") x 3.80m (12'6")
Shower Room 2.70m (8'10") x 2.70m (8'10")

First Floor

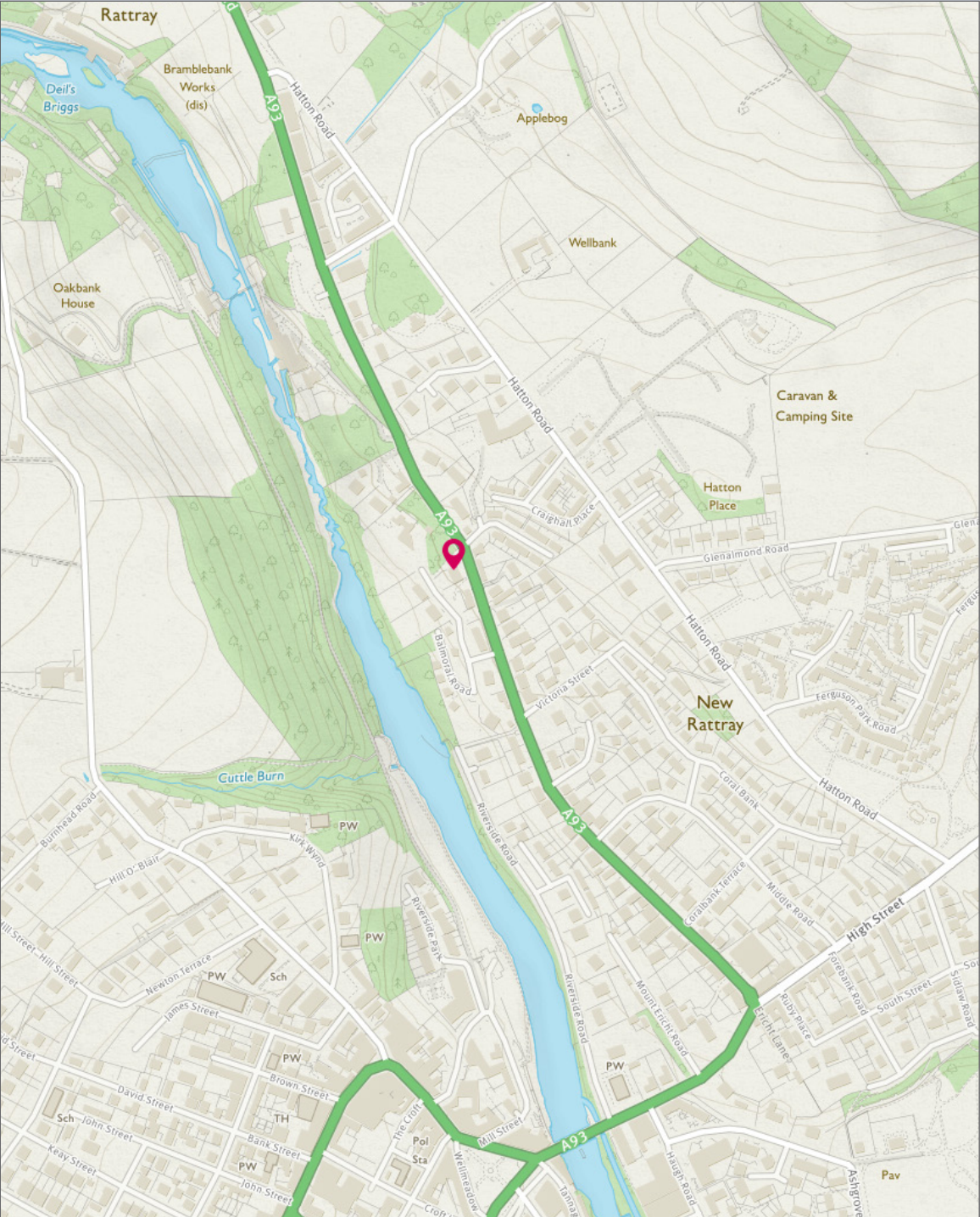
Bedroom 1 5.80m (19') x 3.70m (12'2")
Bedroom 2 4.70m (15'5") x 4.40m (14'5")
Bedroom 3 5.10m (16'9") x 4.60m (15'1")
En-suite 2.10m (6'11") x 2.00m (6'7")
Bedroom 4 4.90m (16'1") x 4.60m (15'1")
En-suite 2.10m (6'11") x 2.00m (6'7")
Bathroom 4.40m (14'5") x 2.80m (9'2")
Storage 2.10m (6'11") x 1.80m (5'11")

Outside

Outhouse 1 8.70m (28'7") x 2.70m (8'10")
Outhouse 2 3.70m (12'2") x 2.70m (8'10")

Gross internal floor area (m2): 352m²

EPC Rating: D





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