

Bonnington View, Bonnington Road, Rattray, Blairgowrie, PH10 7JA



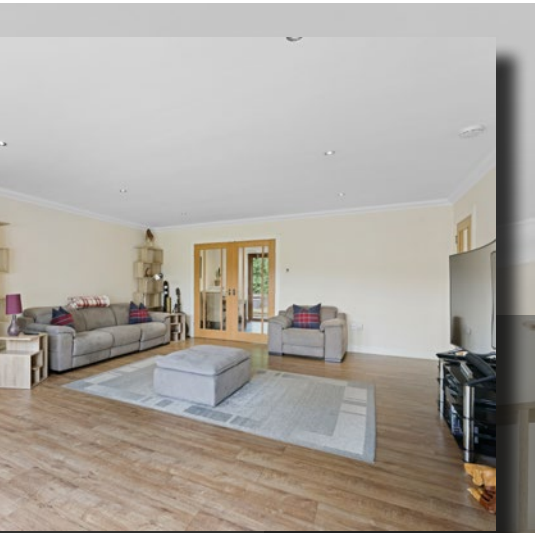
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Bonnington View, Bonnington Road, Rattray, Blairgowrie, PH10 7JA

- Attractive detached family home
- Expansive living room with feature bay windows
- Contemporary fitted kitchen/dining room
- Versatile games room and entertainment space
- Four bedrooms, including ground-floor bedroom

- Four modern ensembles plus family bathroom
- Large decked garden area with hot tub
- Sweeping driveway providing ample parking
- Substantial garage for vehicles and storage
- Stylish blend of modern design with natural finishes



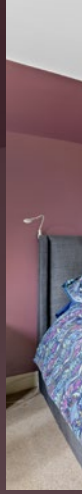
Bonnington View is an exceptional detached family home combining modern comfort with a semi-rural setting, offering the perfect balance between space, privacy, and convenience. The striking exterior features natural stone and timber detailing, creating a contemporary look that blends beautifully with its surroundings.

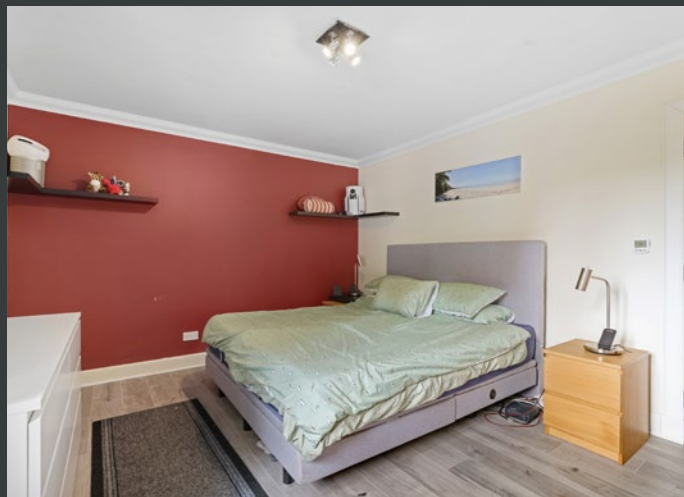
The property boasts a generous layout across two floors. On the ground floor, a bright and expansive living room with full-height bay windows floods the space with natural light while offering garden views. The contemporary kitchen/dining room provides both style and functionality, with ample storage and sleek finishes, ideal for family meals or entertaining guests. A versatile games room adds further lifestyle appeal, while a ground-floor bedroom and bathroom offer flexibility for multi-generational living. Upstairs, there are three well-proportioned bedrooms, each with its own ensuite, ensuring comfort and privacy for the whole family. The principal bedroom enjoys a feature bay window and a spacious ensuite. Outside, the property includes extensive garden grounds with a large decked area complete with hot tub – the perfect retreat for relaxation and outdoor gatherings. A substantial garage provides excellent storage and parking, complemented by a sweeping driveway. Bonnington View offers a rare opportunity to secure a home with versatile living space, high-quality finishes, and outdoor areas designed for both family life and entertaining – all in a peaceful Blairgowrie setting.



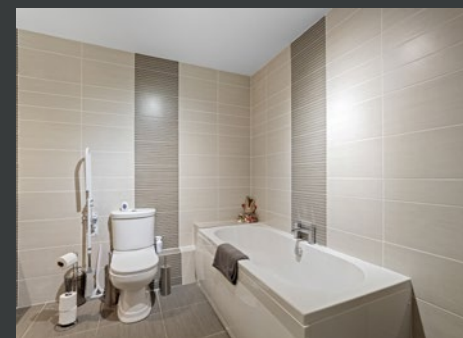








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Bonnington View Bonnington Road



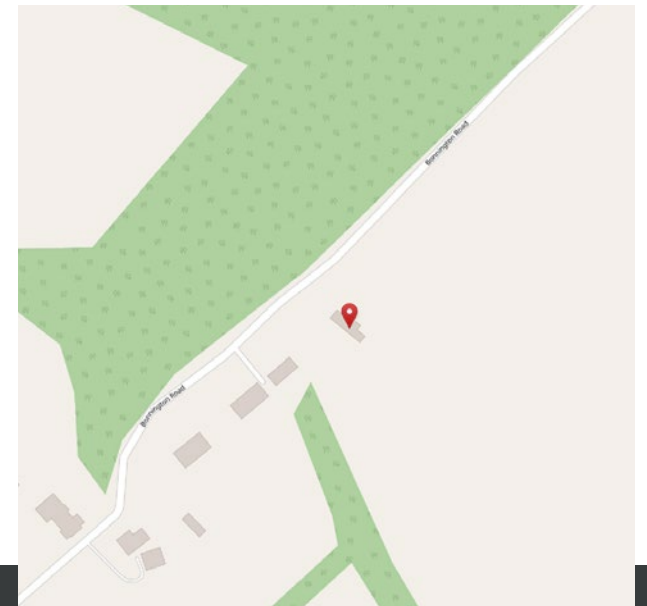
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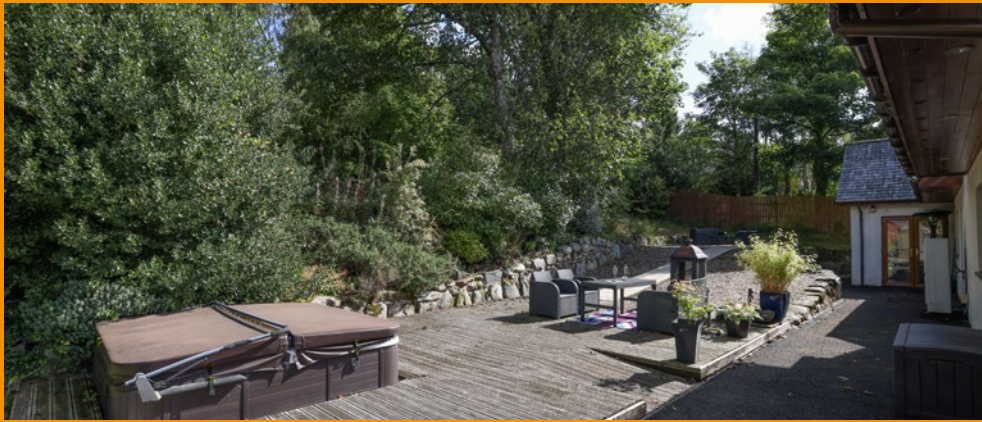




LOCATION

Located on Bonnington Road in Rattray, Blairgowrie, Bonnington View enjoys a tranquil semi-rural position while remaining well-connected to local amenities. Blairgowrie is a thriving town, offering supermarkets, independent shops, cafes, and restaurants, alongside highly regarded schools and medical facilities. Outdoor enthusiasts will appreciate the area's proximity to scenic countryside, golf courses, and walking routes, with Glenshee Ski Centre also within easy reach. For commuters, Perth, Dundee, and further destinations are accessible via road links, while Dundee Airport provides wider travel connections. Bonnington View combines countryside charm with modern convenience, making it an ideal location for families and professionals alike.





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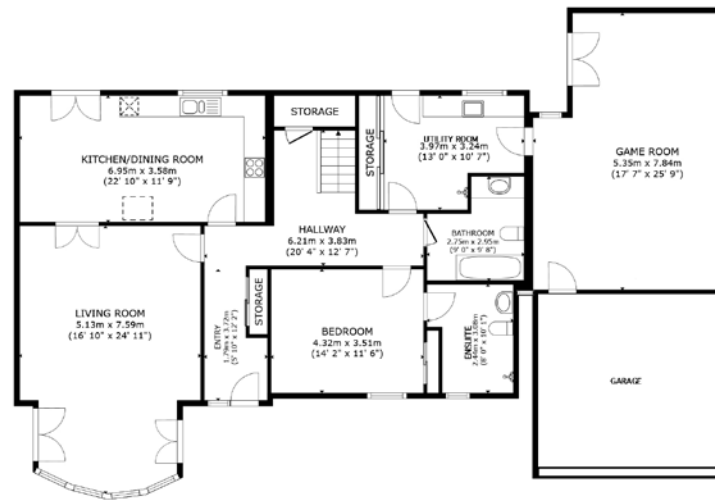
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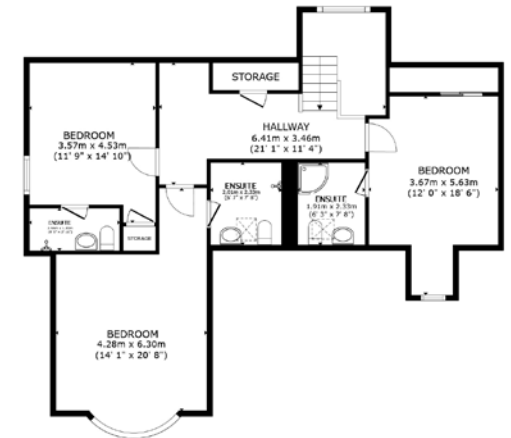


IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

All Measurements are Approximate Measurements are approximate. Not to Scale. For illustrative purposes only.



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 170.0 m² (1,830 sq.ft.) FLOOR 2 94.4 m² (1,016 sq.ft.)
TOTAL : 264.4 m² (2,846 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.