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Leading Perthshire Estate Agency

8 Herdman Place, Rattray, Blairgowrie, PH10 7FB

Offers Over £225,000


NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

8 Herdman Place, Rattray, Blairgowrie, PH10 7FB

Many thanks for your interest with 8 Herdman Place, Rattray, Blairgowrie, PH10 7FB.

Next Home Estate Agents dedicate themselves to be available when you are, offering an unbeatable service 7 days a week until 9pm.

We have the largest sales team in Perthshire, operating from our 5 offices throughout Perthshire and delivering more sales than any other estate agent.

Not only are we Perthshire's Number 1 choice but we are also local. One of the reasons we know the local markets so well is because we live here. So let us guide you through the selling and buying process.

If you're a first time buyer we have incentives to help get you onto the property ladder - our consultants can advise you through the whole process.

We offer free, no obligation mortgage advice to all our buyers.

If you have a property to sell, contact us to arrange a valuation. We are reknown in getting our customers moving quicker and at a higher price than our competitors. Put us to the test and get your free valuation today, call 01738 444342.

If you would like to be kept informed of other great properties like this one please register on our hot buyers list, where we will email you of new property listings and property open days.

Next Home your number 1 choice for property sales



FREE Valuations



We're open 7 days a week until 9pm



Registered Buyers



No obligation mortgage advice



Conveyancing Quotations



First Time Buyer with No Deposit



Next Home's Buying Guide



Next Home Open Days

About the Area

Blairgowrie is a thriving town with the High Street being the focal point having a variety of local shops including a butcher, book shop, antique and local craft and gift shops together with well-known department stores and supermarkets.

There is both primary and secondary schooling within the town. Blairgowrie also boasts its own championship golf course at Rosemount, which is considered one of the best courses in Scotland.

To the North of the town is Spittal of Glenshee which has Scotland's largest ski centre.





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Property Summary

A fantastic opportunity to purchase this deceptively spacious and immaculately presented 3 BEDROOM SEMI DETACHED VILLA located in Rattay, Blairgowrie.

The property is located in a quiet cul-de-sac and offers spacious accommodation set over 2 levels comprising: a very welcoming entrance hall with understairs storage, spacious lounge, open plan modern fitted kitchen/dining with sliding doors to the rear garden, utility room, w/c, 3 double bedrooms with built in storage and principal en-suite and a family bathroom.

The property is situated on a generous sized and private plot with parking to the front via a mono-bloc driveway for multiple cars.

To the rear there is fully enclosed garden with lawn and patio area ideal for relaxing and hosting within the summer months.



Key property features

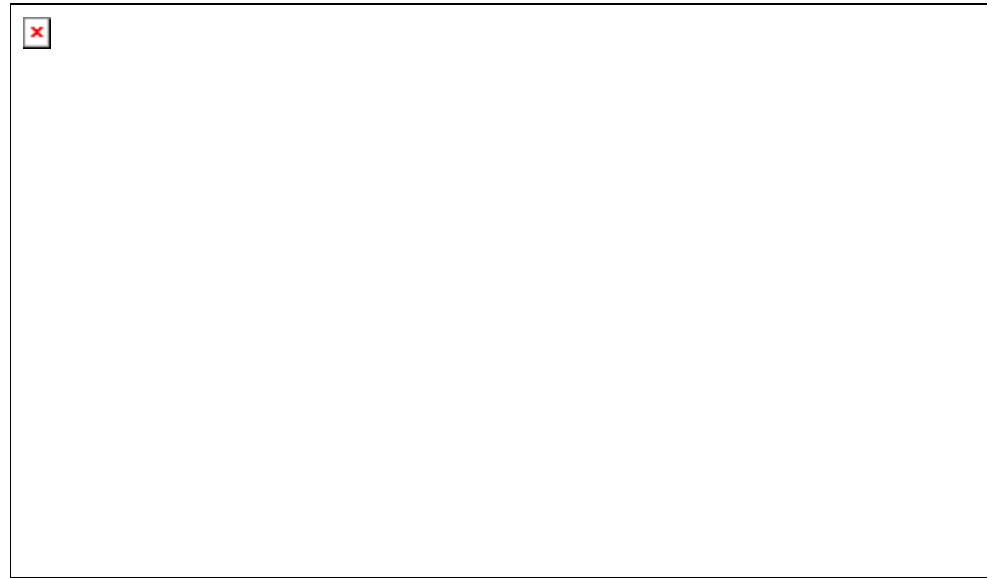
- ✓ 3 double bedrooms
- ✓ Large en-suite
- ✓ Well presented
- ✓ Good sized rear garden
- ✓ Popular residential area
- ✓ Ideal family home
- ✓ Close to Dundee & Perth
- ✓ Spacious rooms throughout
- ✓ Open plan living













An aerial photograph of a residential neighborhood, showing rows of houses with red brick walls and grey roofs. The image is overlaid with a semi-transparent blue filter. The houses are arranged in a grid-like pattern, with some featuring rear gardens and garages. The overall scene is a typical suburban housing estate.

Have a property to sell?

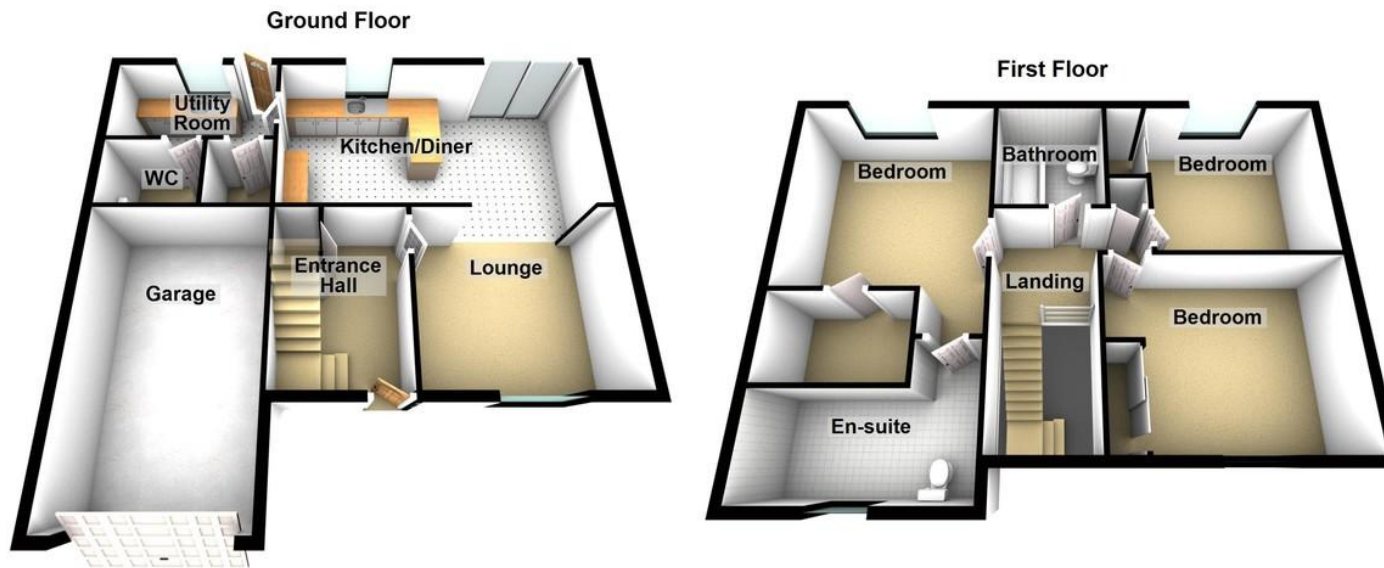
An expert from our local branch will provide you with the most accurate valuation.



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Floorplans



Property Room sizes

ENTRANCE HALL

LOUNGE

12' 5" x 11' 10" (3.78m x 3.61m)

KITCHEN AREA

11' 6" x 10' 3" (3.51m x 3.12m)

DINING AREA

10' 3" x 9' 3" (3.12m x 2.82m)

UTILITY ROOM

10' 7" x 5' 9" (3.23m x 1.75m)

W/C

6' 5" x 4' 1" (1.96m x 1.24m)

BEDROOM

13' 7" x 10' 7" (4.14m x 3.23m)

ENSUITE

10' 7" x 8' 2" (3.23m x 2.49m)

BEDROOM

15' 2" x 10' 5" (4.62m x 3.18m)

BEDROOM

11' 9" x 10' 9" (3.58m x 3.28m)

BATHROOM

7' 11" x 7' 3" (2.41m x 2.21m)

GARAGE

19' 8" x 10' 4" (5.99m x 3.15m)

PLEASE NOTE: 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 or representations 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 representation or warranty in respect of the property. All room sizes are approximate and for general guidance only. They cannot be relied upon for fitting carpets, furniture etc.



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TO ARRANGE A VIEWING OF THIS PROPERTY PLEASE TELEPHONE YOUR LOCAL BRANCH BELOW:

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41 - 43 Allan Street, Blairgowrie..... 01250 39 80 02

47a Atholl Road, Pitlochry..... 01796 54 80 14

1a James Square, Crieff.....01764 65 00 44

211 High Street, Auchterarder.....01764 66 36 66

Email sales@nexthomeonline.co.uk

For more information about Next Home and our services please visit www.nexthomeonline.co.uk

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