



Colonsay, Middle Road, Rattray, Blairgowrie, PH10 7EL

Offers Over £295,000


NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

Colonsay, Middle Road, Rattray, Blairgowrie, PH10 7EL

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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.

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If you have a property to sell, contact us to arrange a valuation. We are renown 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.

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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

Next Home are delighted to bring to the market this renovated and immaculately presented 4 bedroom detached villa situated in a sought after area of Rattray, Blairgowrie.

The property has been finished to a very high standard and would make the ideal family home with spacious accommodation set over 2 levels comprising with the ground floor: Vestibule with built in storage, a welcoming hall with understairs storage, a fully fitted 'Wren' kitchen with an integrated Bosch oven, induction hob fridge, Neff dishwasher and quartz worktops which is open plan to a dining area with sliding patio doors leading to the rear garden, lounge with 'letterbox' window to the rear and ample room for free-standing furniture. The main feature of this lovely space is a double sided 8kW wood burning eco-design stove with a solid oak mantel which provides additional warmth throughout. There is also a double bedroom with built in storage, a single bedroom/study and a modern 4 piece bathroom suite.

The 1st floor is accessed via a wooden staircase with a handmade solid oak banister and leads to the landing which gives access to a very large attic space, the bright and spacious principal double bedroom with built in wardrobes, ample room for furniture, a further double bedroom and a tastefully decorated shower room.

The rear garden offers privacy throughout with a large patio area ideal for outdoor dining table and chairs and hosting all year round. There is also a good sized lawn and a vegetable garden which has potatoes, runner beans, pea, carrots, strawberries, beetroot, lettuce, rocket and garden herbs. There is also blackberries and redcurrant bushes.

There is also a single garage pertaining the property.

Please note: All windows and sliding doors have been replaced in the last year.



Key property features

- ✓ Renovated throughout
- ✓ Unique property
- ✓ Open plan living
- ✓ Ideal family home
- ✓ Private south facing garden
- ✓ Oak doors
- ✓ 'Wren' Kitchen with quartz worktops
- ✓ 4 bedrooms
- ✓ 2 bathrooms
- ✓ Garage













Have a property to sell?

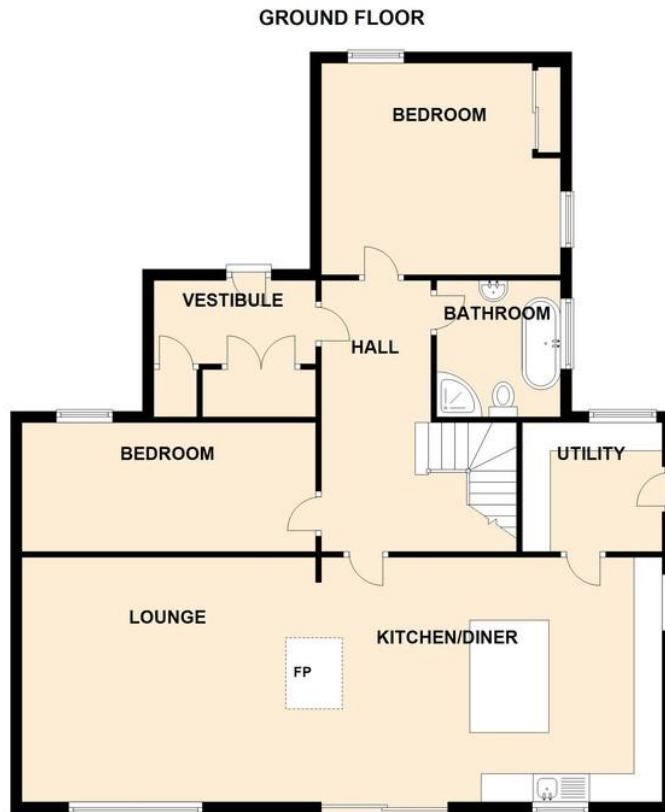
An expert from our local branch will provide you with the most accurate valuation.

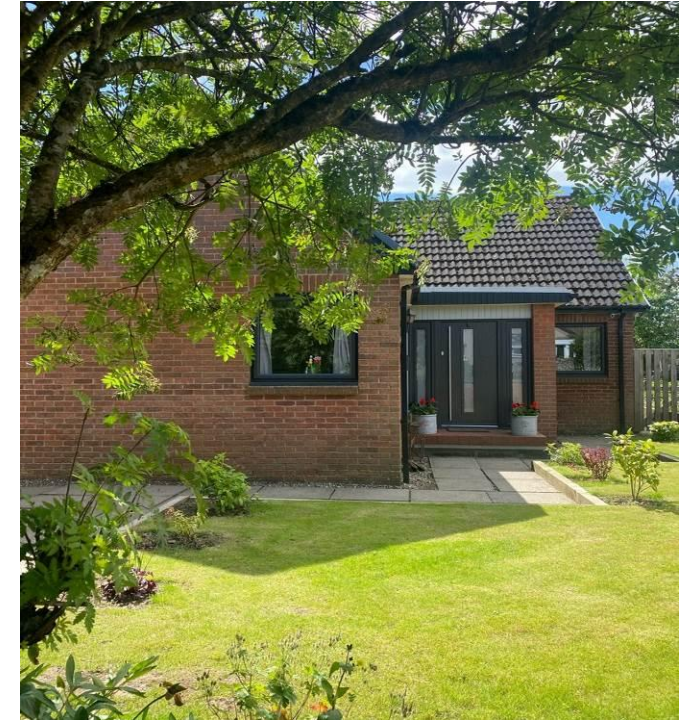


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Floorplans





Property Room sizes

VESTIBULE

HALL

LOUNGE

14' 7" x 13' (4.44m x 3.96m)

KITCHEN/DINER

17' 8" x 14' 7" (5.38m x 4.44m)

UTILITY ROOM

8' 4" x 7' 7" (2.54m x 2.31m)

PRINCIPAL BEDROOM

13' 7" x 11' 9" (4.14m x 3.58m)

BEDROOM

14' x 10' 7" (4.27m x 3.23m)

BEDROOM

12' x 10' 5" (3.66m x 3.18m)

BEDROOM

14' 1" x 7' 3" (4.29m x 2.21m)

BATHROOM

7' 8" x 6' 6" (2.34m x 1.98m)

SHOWER ROOM

6' 7" x 4' 5" (2.01m x 1.35m)

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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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

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