

## Buying with **Next Home**

29 Glenisla Court, Rattray, Blairgowrie, PH10 7AX

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advice to all our buyers.

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# About the Area

Rattray has a variety of local amenities and very reputable primary school and is located adjacent to the town of Blairgowrie.

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.













# Property Summary

We are delighted to bring to the market this immaculately presented TWO BEDROOM END TERRACED VILLA situated within a popular residential area.

The property comprises bright and spacious accommodation comprising entrance hall; lounge with wood burning stove and front facing window; kitchen with appliances and door to the rear garden; 2 double bedrooms with fitted wardrobes and contemporary recently installed shower room. The property also affords excellent storage.

There is double glazing and electric heating throughout.

There are beautiful and tidy garden grounds to the front and rear which are enclosed and parking is available to the front.





# Key property features

- **♥** End Terraced Villa
- Immaculately presented
- **৺** Bright Lounge
- Kitchen
- ✓ 2 Double Bedrooms
- **♥** Contemporary Shower Room
- **♥** Double Glazing
- **♥** Electric Heating
- ✓ Wood burning stove
- **♥** Garden and views to the rear











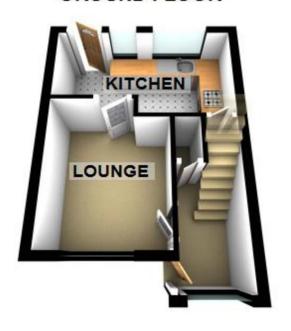






# Floorplans

**GROUND FLOOR** 



### FIRST FLOOR



## Property Room Sizes

### LOUNGE

15'3" x 11'0" (4.65m x 3.35m)

### **BREAKFASTING KITCHEN**

17' 8" x 8' 4" (5.38m x 2.54m)

### **BEDROOM**

14' 4" x 8' 6" (4.37m x 2.59m)

### **BEDROOM**

11' 4" x 9' 6" (3.45m x 2.9m)

### SHOWER ROOM

6'1" x 5' 9" (1.85m x 1.75m)

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 roomsizes are approximate and for general guidance only. They cannot be relied upon for fitting carpets, fumiture etc.



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