



# Buy your next home with Next Home

Leading Perthshire Estate Agency

5 Ashgrove Cottages , Rattray, Blairgowrie, PH10 7EX

Offers Over £110,000

■■■■■  
**NEXTHOME**  
ESTATE & LETTING AGENTS



# Buying with Next Home

---

5 Ashgrove cottage , Rattray, Blairgowrie, PH10 7EX

Many thanks for your interest with 5 Ashgrove cottage , Rattray, Blairgowrie, PH10 7EX.

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 renowned 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.

# 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.





# Property Summary

---

Nestled on the peaceful outskirts of town, this quaint cottage offers the perfect blend of countryside tranquility and easy access to local amenities.

The accommodation comprises entrance hall; kitchen with appliances and dual aspect windows to the front and side; lounge/diner with large storage cupboard; shower room with white suite and 2 bedrooms, one with storage cupboard.

There is double glazing and gas central heating throughout.

Externally there is an enclosed courtyard to the front which is paved for ease of maintenance. There is also a communal drying area and private enclosed garden which is laid to lawn with planted borders, timber shed and covered seating area. To the rear of the building is a further secure store and there is a sizeable residents car park to the front of the property.

This home is ideal for anyone seeking serenity without total seclusion and early viewing is highly recommended.



# Key property features

---

- ✓ Quiet location
- ✓ Lounge/diner
- ✓ Kitchen with appliances
- ✓ Shower Room
- ✓ 2 Bedrooms
- ✓ Double Glazing
- ✓ Gas central heating
- ✓ Private enclosed garden with timber shed
- ✓ Courtyard, shared drying area and external store
- ✓ Residents parking

















An aerial photograph of a suburban residential area, featuring rows of houses with red brick walls and grey tiled roofs. The houses are interspersed with green lawns and some have small garden sheds or patios. The entire image is covered with a semi-transparent blue filter. The text is centered over the middle of the image.

# Have a property to sell?

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



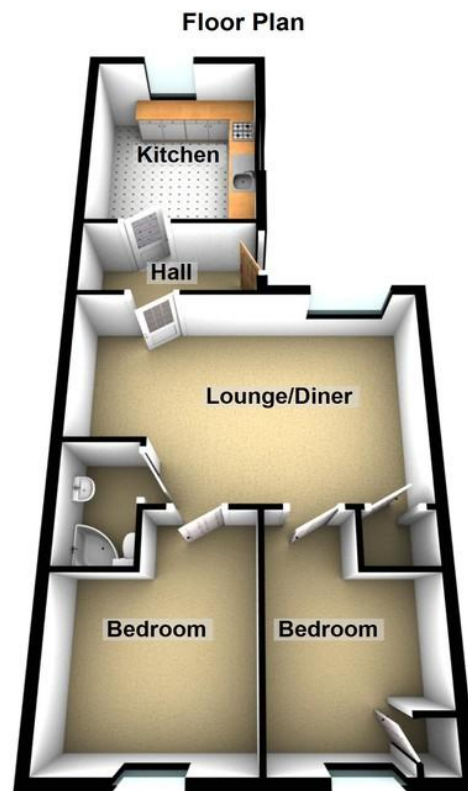
**NEXTHOME**

ESTATE & LETTING AGENTS



# Floorplans

---





# Property Room Sizes

---

## HALL

## KITCHEN

*10' 5" x 6' 2" (3.18m x 1.88m)*

## LOUNGE

*15' 7" x 13' 2" (4.75m x 4.01m)*

## SHOWER ROOM

*5' 6" x 4' 6" (1.68m x 1.37m)*

## BEDROOM

*12' 4 (w)" x 7' 7" (3.76m x 2.31m)*

## BEDROOM

*12' 4 (w)" x 7' 7" (3.76m x 2.31m)*

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.





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

63 – 65 George Street, Perth ..... 01738 44 43 42

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](mailto:sales@nexthomeonline.co.uk)

For more information about Next Home and our services please visit [www.nexthomeonline.co.uk](http://www.nexthomeonline.co.uk)

*The only Perthshire estate agent available 7 days until 9pm*

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.

Registered Office Argyll House, Quarrywood Court, Livingston, West Lothian EH54 6AX. Registered in Scotland No. SC264812. NEXTHOME (Scotland) Ltd is an appointed representative of Kinggate Law Limited, which is authorised and regulated by the Financial Conduct Authority for advising on and arranging mortgages and insurance, broking and debt counselling of consumer credit agreements.



Next Home are proud to be members of the Property Ombudsman Scheme