



Buy your next home with Next Home

Leading Perthshire Estate Agency

44 Douglas Davidson Drive, Rattray, Blairgowrie, PH10 7FH

£220,000

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NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

44 Douglas Davidson Drive, Rattray, Blairgowrie,
PH10 7FH

Many thanks for your interest with 44 Douglas Davidson Drive, Rattray, Blairgowrie, PH10 7FH.

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.

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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

Next Home are delighted to bring to the market this immaculately presented 3 bedroom detached villa situated in a newly developed area of Rattray.

This property is ideal for a host of buyers with well-proportioned rooms set over 2 levels comprising: Entrance hall with cupboard and access to a w/c and a single garage which is currently been used as a gym and houses the boiler, open plan lounge/dining room with ample room for a variety of free-standing furniture, modern kitchen with 'Smeg' appliances and patio doors giving access to the rear garden.

3 double bedrooms are located on the 1st floor with the principal bedroom benefiting from an en-suite shower room.

There is also a well-presented 3-piece family bathroom. To the front of the property there is off-street parking for 2 cars via a mono-bloc driveway.

The rear garden is fully enclosed with timber fencing and there is an extended patio area ideal for outdoor dining in the summer months, well-maintained lawn and timber shed included in the sale.

Gas central heating throughout.



Key property features

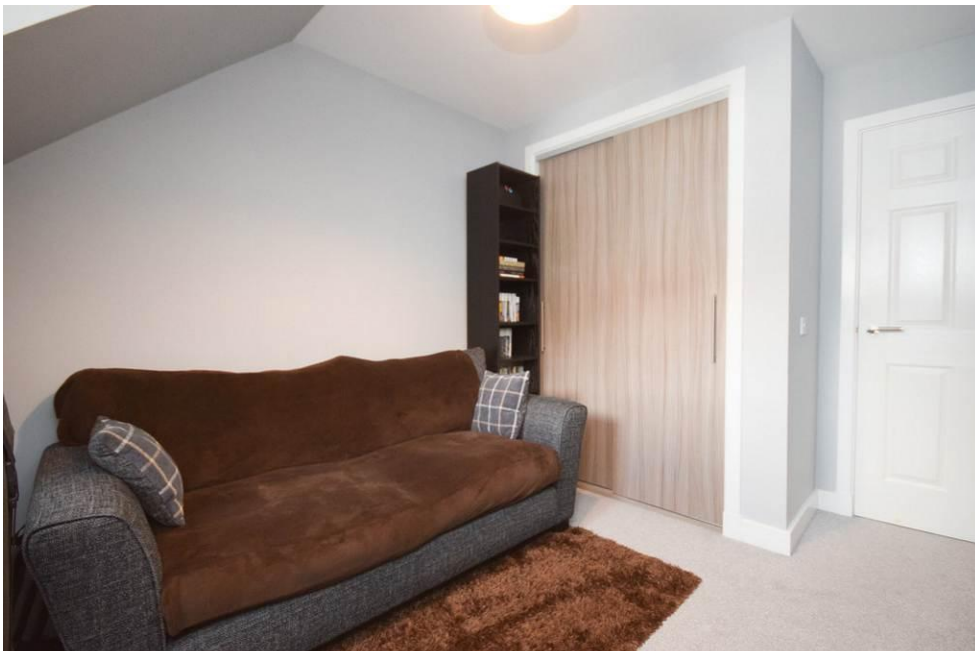
- ✓ 3 double bedrooms
- ✓ Principal en-suite
- ✓ 3 toilets
- ✓ Walk-in condition
- ✓ Ideal for a first-time buyer
- ✓ Ideal for a family home
- ✓ Garage
- ✓ Close to Perth and Dundee
- ✓ Open plan living
- ✓ Gas central heating













An aerial photograph of a suburban residential neighborhood, 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. Overlaid on this background is white text and a logo.

Have a property to sell?

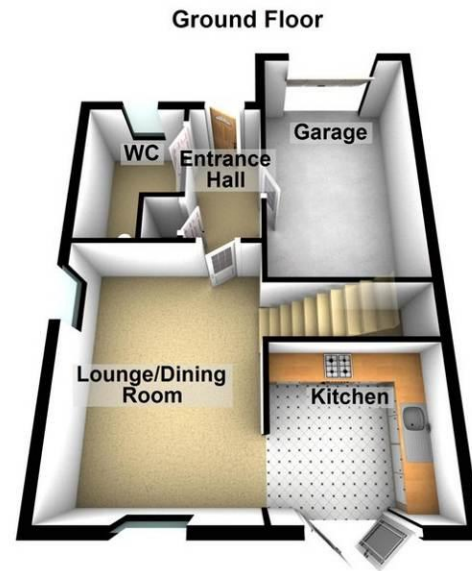
An expert from our local branch will provide you with the most accurate valuation.



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Floorplans





Property Room sizes

ENTRANCE HALL

LOUNGE

11' 7" x 10' 3" (3.53m x 3.12m)

DINING AREA

10' 3" x 6' 9" (3.12m x 2.06m)

KITCHEN

9' 7" x 9' 7" (2.92m x 2.92m)

BEDROOM

11' 7" x 9' 8" (3.53m x 2.95m)

ENSUITE

7' 6" x 6' 1" (2.29m x 1.85m)

BEDROOM

13' 4" x 9' 2" (4.06m x 2.79m)

BEDROOM

11' 8" x 7' 9" (3.56m x 2.36m)

BATHROOM

7' 4" x 6' 9" (2.24m x 2.06m)

W/C

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:

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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

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The only Perthshire estate agent available 7 days until 9pm

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