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Greenbank cottage, Parkhill Road, Rattray, Blairgowrie, PH10

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ESTATE & LETTING AGENTS

Buying with Next Home

Greenbank cottage, Parkhill Road, Rattray,
Blairgowrie, PH10 7DS

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with No Deposit



Next Home's
Buying Guide



Next Home
Open Days

About the Area

Blairgowrie is a vibrant town set on the banks of the River Erich and is widely regarded as the gateway to Glenshee and the Cairngorms. Known for its thriving community and stunning surroundings, Blairgowrie offers a great selection of shops, cafés, restaurants, and leisure facilities, along with highly regarded schools.

The town is popular with outdoor enthusiasts, offering easy access to walking, cycling, skiing at Glenshee, and world-class golf courses. Excellent road links connect Blairgowrie to Perth, Dundee, and further afield, making it a convenient base for commuters. Housing ranges from traditional stone villas and cottages to modern family homes, appealing to a wide range of buyers.





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Property Summary

We are delighted to bring to the market this stylish and well-maintained three-bedroom home on Park Hill Road, Rattray which offers a superb balance of modern comfort and practicality.

The property features three spacious bedrooms, including a principal suite with a sleek en-suite shower room, all finished in a bright and contemporary style.

A light-filled lounge provides a welcoming living space, while the modern kitchen is fitted with quality units, generous workspace, and smart storage — perfect for both family life and entertaining. A refitted bathroom serves the remaining bedrooms and guests, complementing the home's fresh, updated interior.

A key feature of the property is the large attic space, offering excellent potential for conversion or additional storage (subject to consents).

The home also benefits from efficient gas central heating and double glazing throughout.

Outside, there is an easy-to-maintain garden, attractively landscaped with decking and decorative stone areas, creating a pleasant outdoor space to relax or entertain.

In addition, the current owners lease an additional garden from the local council — an arrangement they have held for over 25 years and which is expected to be transferable to new owners. The property also previously received permission to create off-street parking, providing further opportunity for future enhancement.



Key property features

- ✓ All white goods included in sale
- ✓ Ideal for a first-time buyer
- ✓ Well presented
- ✓ Modern bathroom
- ✓ En-suite
- ✓ Private garden and leased garden from PKC
- ✓ Chain free
- ✓ 3 bedrooms
- ✓ Spacious lounge
- ✓ Close to local amenities















Have a property to sell?

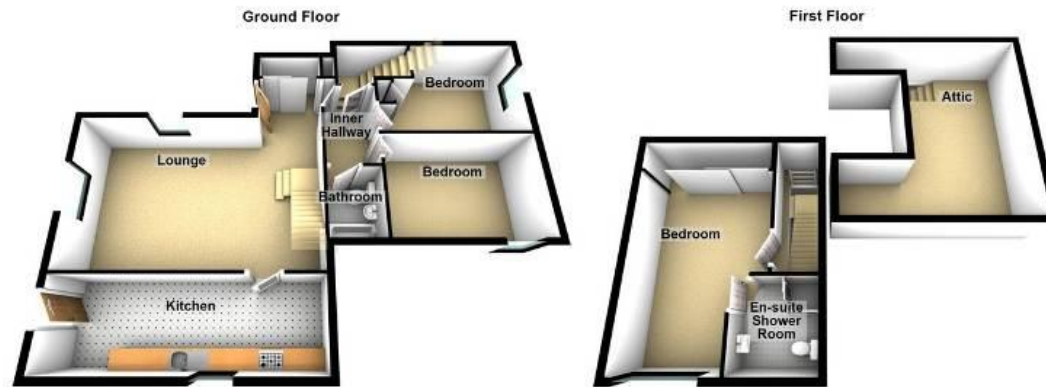
An expert from our local branch will provide you with
the most accurate valuation.



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Floorplans



Property Room sizes

LOUNGE

18' 5" x 14' 1" (5.61m x 4.29m)

KITCHEN

21' 7" x 6' 3" (6.58m x 1.91m)

BEDROOM

15' 7" x 10' 7" (4.75m x 3.23m)

ENSUITE

6' 5" x 6' (1.96m x 1.83m)

BEDROOM

10' 11" x 10' 8" (3.33m x 3.25m)

BEDROOM

11' 4" x 8' 3" (3.45m x 2.51m)

FAMILY BATHROOM

7' 9" x 5' 7" (2.36m x 1.7m)

ATTIC

14' 10" x 11' 8" (4.52m x 3.56m)

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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