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Leading Perthshire Estate Agency

Walnut Cottage, The Cross, Rattray, Blairgowrie, PH10 7DR

Offers Over £175,000

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NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

Walnut Cottage, The Cross, Rattray, Blairgowrie,
PH10 7DR

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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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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 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 well-presented 2 bedroom detached villa situated in Rattray, Blairgowrie.

Walnut Cottage is a delightful two-bedroom detached property offering generous accommodation, modern comforts, and a spacious plot with excellent outdoor space. Beautifully presented and well maintained, the home combines character and practicality, making it ideal for couples, small families, or those looking to downsize in style.

The property features a welcoming hallway leading to a good-sized lounge, perfect for relaxing or entertaining. The modern kitchen is fitted with contemporary units and appliances, while the stylish bathroom has been finished to a high standard. Both bedrooms are comfortable double rooms, each featuring attractive bay windows that flood the space with natural light and provide charming front-facing aspects.

Upstairs, the landing area is currently utilised as a home office, offering a quiet and practical workspace.

Externally, the property enjoys a well-maintained rear garden laid mainly to lawn, ideal for easy upkeep, along with ample off-street parking to the front. The newly installed gas central heating system ensures comfort and efficiency throughout the year.



Key property features

- ✓ Ideal for first time buyers
- ✓ Good sized garden
- ✓ Off-street parking
- ✓ Well presented
- ✓ Spacious rooms throughout
- ✓ Close to local amenities
- ✓ 2 toilets
- ✓ Tastefully decorated kitchen
- ✓ Popular residential area





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Next Home - Walnut Cottage, The Cross, Rattray, Blairgowrie, PH10 7DR









An aerial photograph of a suburban residential neighborhood, featuring rows of houses with red brick walls and grey tiled roofs. The houses are set back from the roads 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 image.

Have a property to sell?

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

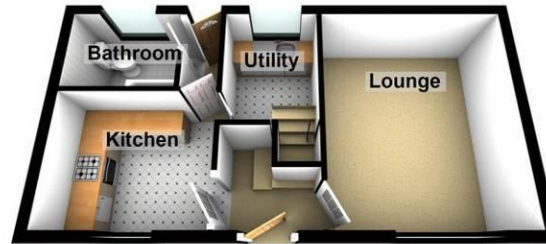


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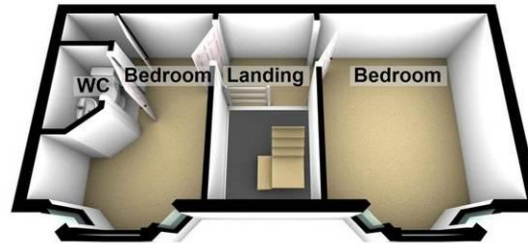
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Floorplans

Ground Floor



First Floor



Property Room sizes

HALL

7' 1" x 5' (2.16m x 1.52m)

LOUNGE

15' x 13' (4.57m x 3.96m)

KITCHEN

10' 8" x 9' 3" (3.25m x 2.82m)

UTILITY ROOM

7' 6" x 7' 2" (2.29m x 2.18m)

BEDROOM

14' 4" x 12' (4.37m x 3.66m)

BEDROOM

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

W/C

7' 3" x 3' 3" (2.21m x 0.99m)

BATHROOM

9' 6" x 5' 1" (2.9m x 1.55m)

LANDING

9' 3" x 7' 1" (2.82m x 2.16m)

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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