



66 Douglas Davidson Drive, Rattray, PH10 7FH  
Fixed Price £300,000









# 66 Douglas Davidson Drive Ratray, PH10 7FH

- 4 Bedrooms – Spacious and bright
- Open-Plan Dining Kitchen – Sleek and functional
- Family Bathroom – Stylishly finished
- Integral Garage – Added convenience
- Air Source Heating & Double Glazing
- Master En-Suite – Modern shower room
- Garden Room – Bright and versatile
- Landscaped Garden – Low maintenance
- Downstairs WC – Practical addition
- LBTT Paid

**\*\*LBTT PAID\*\*** - Welcome to this stunning, modern 4-bedroom detached home in the sought-after development of Ratray, Blairgowrie. Immaculately presented and thoughtfully designed, the property offers spacious family living with contemporary finishes throughout. The ground floor boasts a bright lounge, an open-plan kitchen/dining area with sleek units and integrated appliances, and a charming garden room with French doors leading to a beautifully landscaped garden.

Upstairs, you'll find four well-proportioned bedrooms, including a master with en-suite, complemented by a stylish family bathroom. Additional highlights include a downstairs WC, integral garage, and a private driveway. Perfect for families, this home combines modern comfort with a practical layout and a fantastic location. Situated close to local schools, shops, and transport links, it offers the perfect balance of suburban tranquillity and convenience. With its high-spec finishes and inviting living spaces, this move-in-ready home is not to be missed. As the former show home, all furniture and furnishings will be included in the sale, includes many upgraded features and LBTT paid.

Fixed Price £300,000



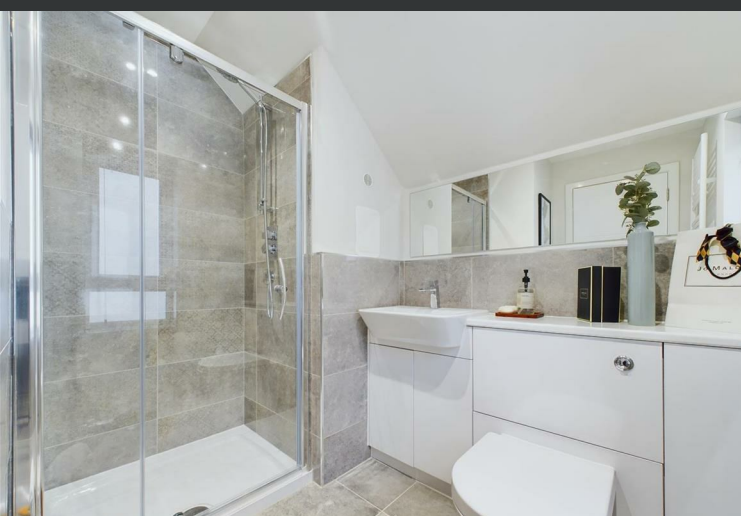


## Location

Blairgowrie, nestled in the heart of Perthshire, is a thriving town known for its stunning scenery and welcoming community. Situated along the River Ericht, it's a gateway to the picturesque Glenshee and Cairngorms, making it a haven for outdoor enthusiasts. The town offers excellent amenities, including supermarkets, independent shops, cafes, and restaurants. Families benefit from quality schools and a range of leisure facilities, while golf lovers can enjoy the renowned Blairgowrie Golf Club. Rich in history, the area hosts the famous berry fields and annual walking festivals. With its blend of natural beauty and modern conveniences, Blairgowrie is a delightful place to call home.

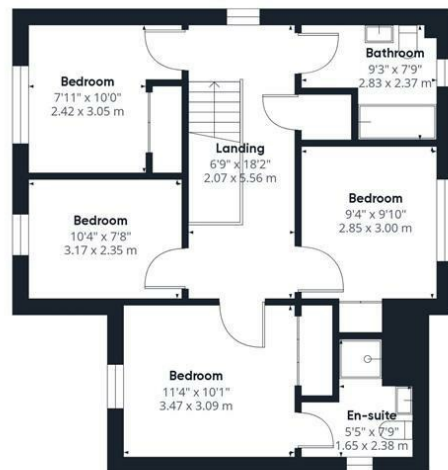








Ground floor



Floor 1



Approximate total area<sup>(1)</sup>

1,461 ft<sup>2</sup>  
135.73 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



## Viewing

Please contact our Perth Office on 01738 260 035 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.