



14 School Field Road, Blairgowrie, PH10 7FD  
Offers over £227,500









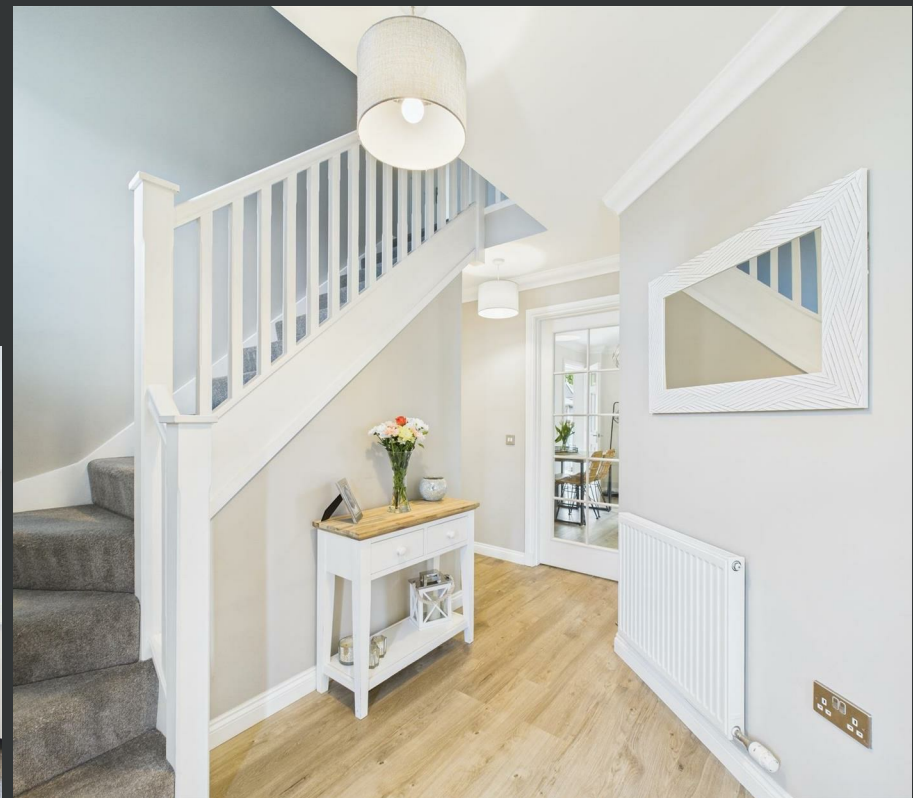
# 14 School Field Road Blairgowrie, PH10 7FD

- Three-bedroom link-detached home
- Contemporary kitchen with integrated appliances
- Generously sized bedrooms
- Landscaped garden with lawn and summerhouse
- Garage and off-street parking
- Bright and spacious lounge with garden access
- Downstairs WC and family bathroom upstairs
- Immaculate décor throughout
- Decked seating area for entertaining
- Quiet residential location near amenities

Presented in pristine condition, 14 School Field Road is a stunning three-bedroom link-detached family home nestled in a peaceful modern development in Rattray. Beautifully styled throughout, the property offers a bright and welcoming layout, ideal for contemporary living. The ground floor features a sleek, fully-fitted kitchen with integrated appliances and a stylish gloss finish, while the spacious lounge offers direct access to the landscaped rear garden through elegant French doors—perfect for indoor-outdoor living. A convenient WC and integral garage complete the ground level. Upstairs, the accommodation includes three well-proportioned bedrooms, each tastefully decorated and offering built-in storage, along with a modern family bathroom finished to a high standard. The principal bedroom enjoys an expansive feel and front-facing outlook.

Outside, the private garden has been thoughtfully landscaped to include a lovely lawn, a charming summerhouse, and a decked seating area—ideal for entertaining or enjoying the sunshine. A monoblock driveway provides off-street parking alongside the garage. This immaculate home is move-in ready and located close to schools, shops, and local amenities, making it perfect for growing families or professionals looking for style and comfort in a well-connected area.

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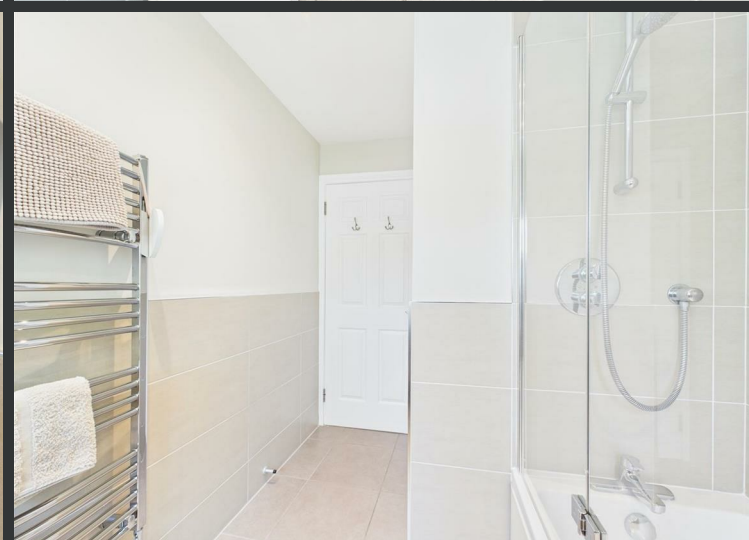


## Location

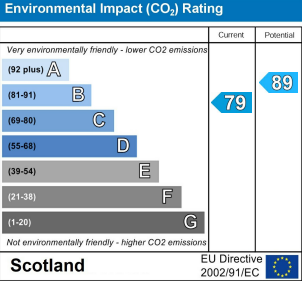
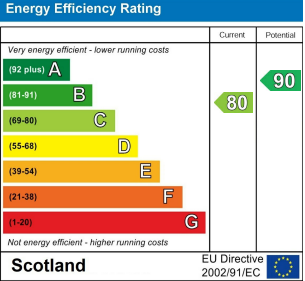
Rattray, neighbouring the town of Blairgowrie, offers a superb balance of countryside charm and urban convenience. This peaceful residential setting is ideal for families and commuters, with nearby primary and secondary schools, local shops, cafés, and essential amenities all within easy reach. The area is well-served by public transport links and offers easy access to Perth and Dundee. For outdoor enthusiasts, the surrounding countryside provides scenic walks, cycle routes, and golf courses, while the River Ericht offers tranquil riverside strolls. Rattray is a welcoming and well-connected location ideal for those seeking a quieter lifestyle with excellent amenities close by.











**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.