



11 Whitson Close, Rattray, PH10 7FE
Offers over £167,500



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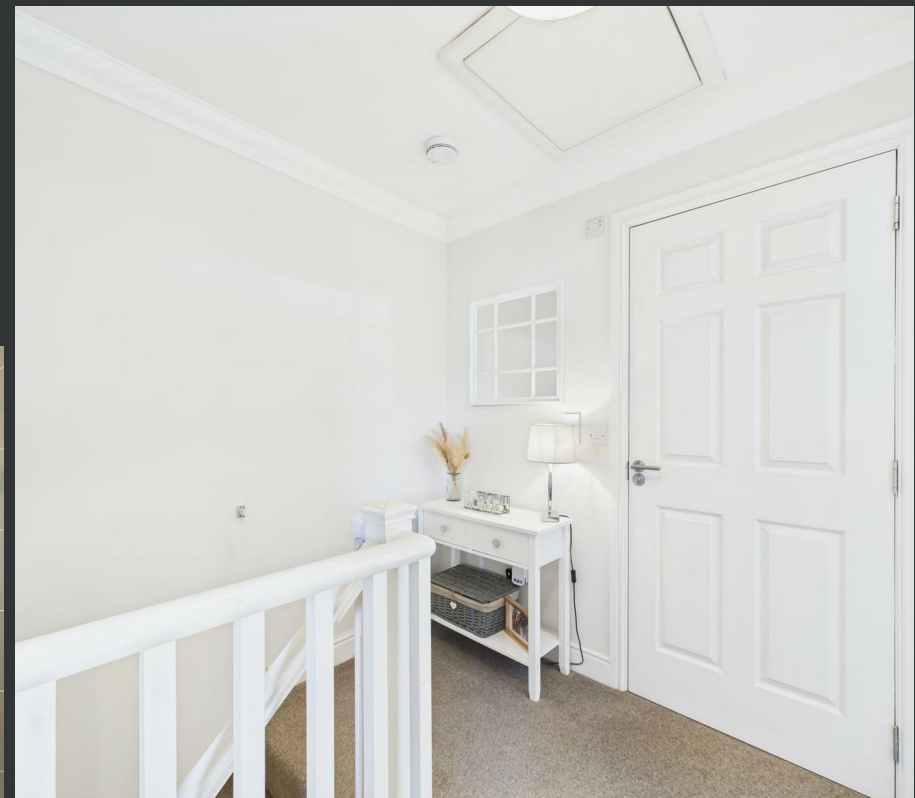
- Modern end-terraced home in quiet cul-de-sac
- Bright lounge with contemporary décor
- Private rear garden with lawn and decking
- Gas central heating and double glazing
- Allocated parking and side access
- Two spacious double bedrooms with built-in wardrobes
- Stylish fitted kitchen with integrated appliances
- Sleek modern bathroom plus downstairs WC
- Fresh, move-in-ready interiors throughout
- Close to local schools, shops, and transport

Nestled within a peaceful cul-de-sac in the heart of Ratray, this beautifully presented two-bedroom end-terraced home is ideal for first-time buyers, young families or those looking to downsize. Thoughtfully upgraded by the current owners, the property offers bright, modern interiors and a fantastic layout suited to contemporary living.

On the ground floor, a welcoming entrance hallway leads to a generous lounge with stylish neutral décor and ample space for relaxing and entertaining. The adjoining dining kitchen boasts sleek units, integrated appliances, and direct access to the rear garden—perfect for al fresco dining on summer evenings. A convenient downstairs WC completes the lower level. Upstairs, two well-proportioned double bedrooms both benefit from built-in wardrobes and plenty of natural light. A fresh and modern family bathroom with shower-over-bath and attractive tiling serves the upper floor.

Externally, the property offers an enclosed, child-friendly garden with lawn, decking area and garden shed. There's also private parking and side access for added practicality. Located in a desirable residential development, 11 Whitson Close combines the comfort of a modern home with a quiet village feel, all while being just minutes from Blairgowrie's town centre amenities, schools and transport links.

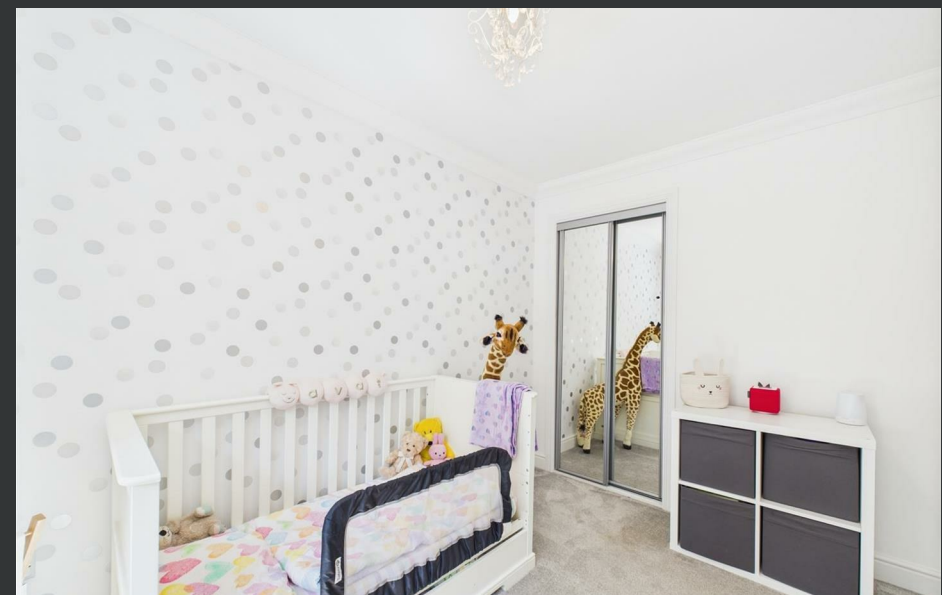
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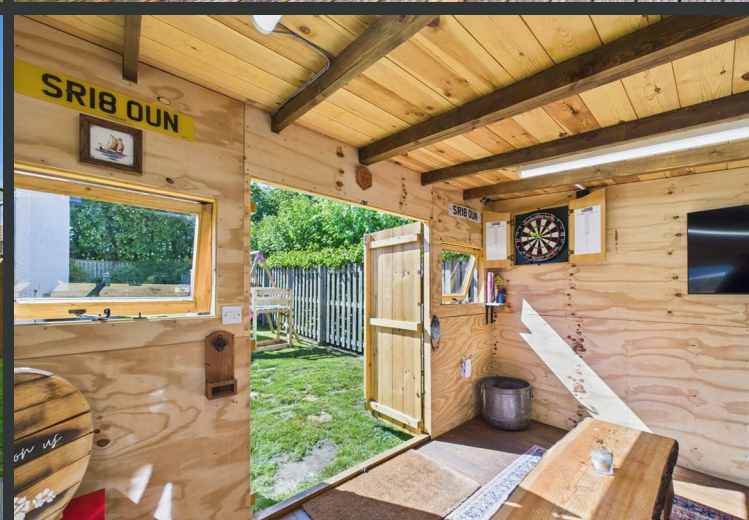
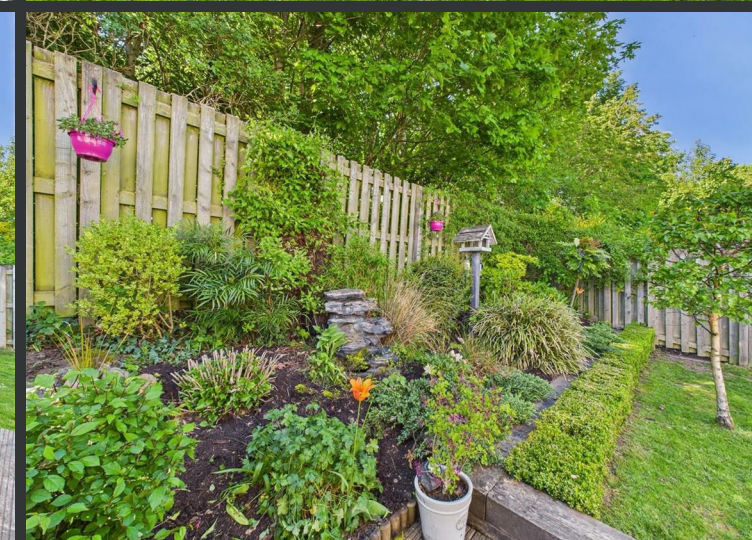
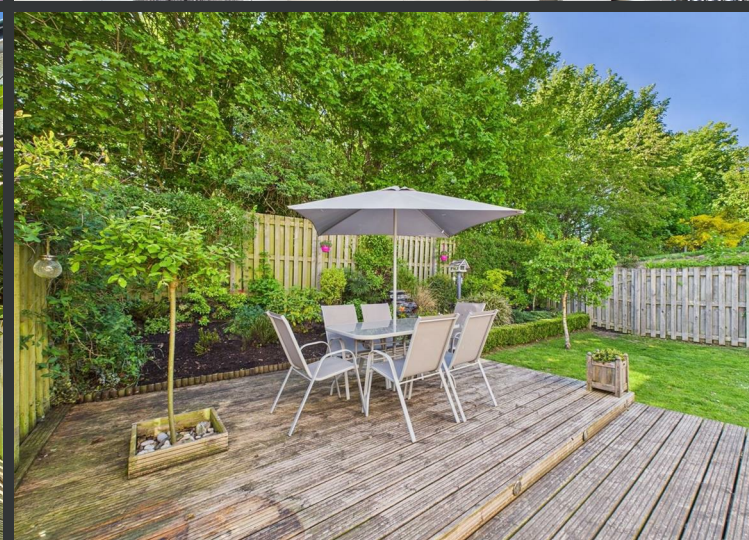


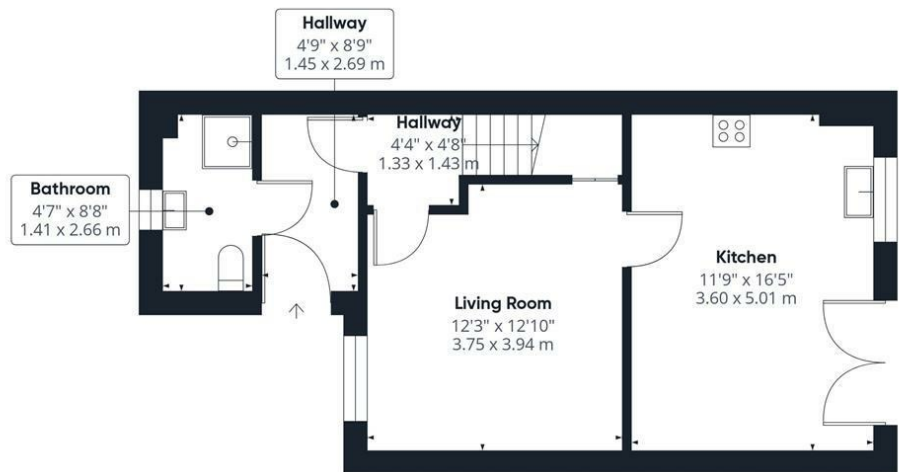


Location

Rattray is a charming village lying just across the River Ericht from Blairgowrie, offering a blend of countryside tranquillity and everyday convenience. The area is well-served by local amenities including schools, shops, and cafes, while Blairgowrie town centre is only minutes away. With excellent road links to Perth, Dundee and beyond, Rattray is ideal for commuting professionals, young families or those seeking a peaceful community lifestyle. The surrounding area boasts stunning countryside walks, golf courses, and recreational opportunities, making it a fantastic location for outdoor lovers and those who appreciate a strong community atmosphere. A wonderful place to call home!







Ground floor



Floor 1



Approximate total area⁽¹⁾

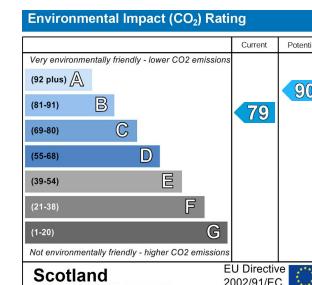
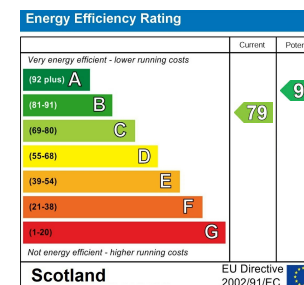
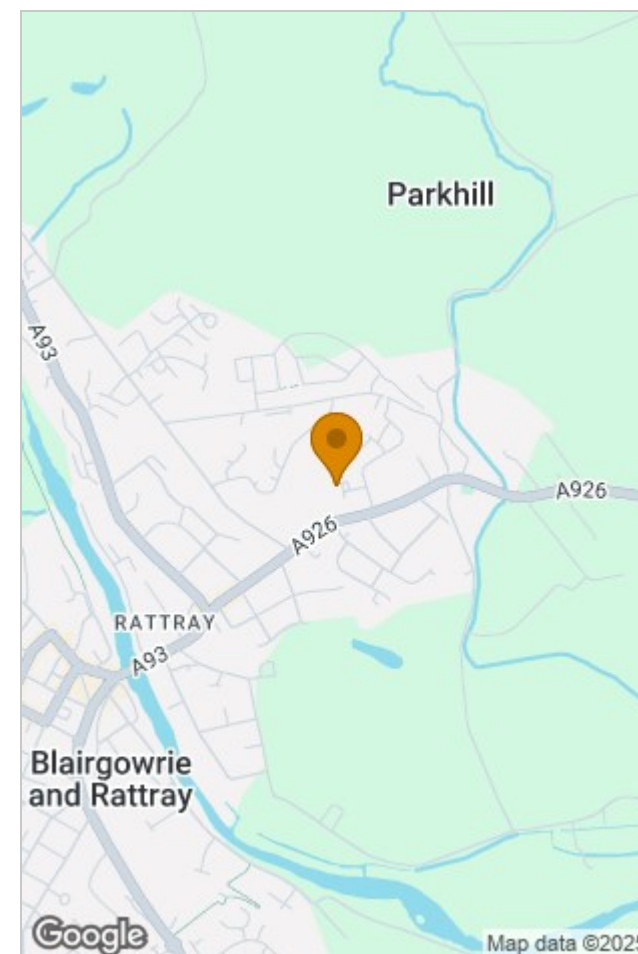
831 ft²
77.1 m²

(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.

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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.

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