



2 Herdman Place, Blairgowrie, PH10 7FB
Offers over £247,500

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2 Herdman Place Blairgowrie, PH10 7FB

- Detached family home
- Bright and comfortable living room
- Family bathroom and en suite
- Integral garage with internal access
- Enclosed rear garden with patio
- Open-plan kitchen and dining area
- Three well-proportioned bedrooms
- Utility room and ground floor WC
- Private driveway parking
- Popular residential location

2 Herdman Place is an attractive and well-presented detached family home, set within a quiet and popular residential development in Rattray, Blairgowrie. Offering generous accommodation over two levels, the property is ideal for modern family living.

The ground floor centres around a stylish open-plan kitchen and dining area, finished with contemporary units and ample worktop space. This sociable room is perfect for both everyday family life and entertaining, with direct access to the rear garden. A comfortable and well-proportioned living room provides a relaxing retreat, while a practical utility room and a convenient WC complete the ground floor accommodation. Internal access to the integral garage adds further practicality. On the upper floor, the property offers three well-sized bedrooms, including a spacious principal bedroom enjoying excellent natural light. The remaining bedrooms are flexible and well-suited for family use, guests, or home working. A modern family bathroom and an additional en suite bathroom serve the upper floor, ensuring comfort and convenience. Externally, the property benefits from a private driveway providing off-street parking and access to the garage. The enclosed rear garden is mainly laid to lawn with a paved seating area, offering a safe and enjoyable space for children, pets, and outdoor entertaining. Presented in excellent condition throughout, 2 Herdman Place represents a fantastic opportunity to acquire a spacious, move-in-ready family home within a desirable Perthshire location.

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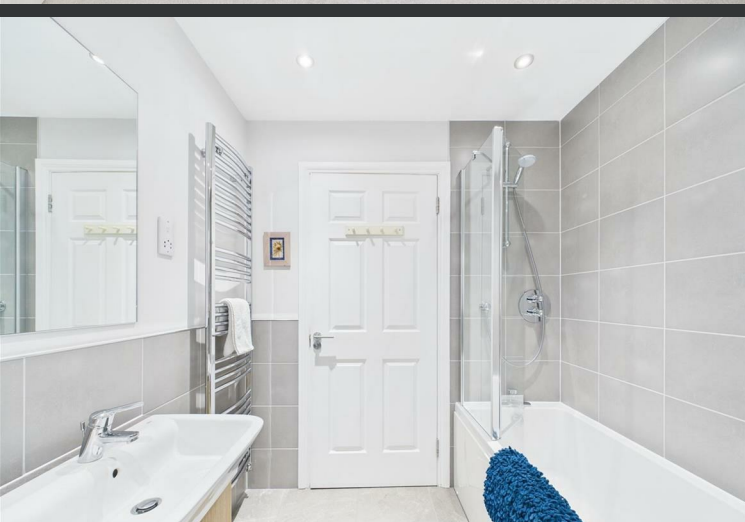
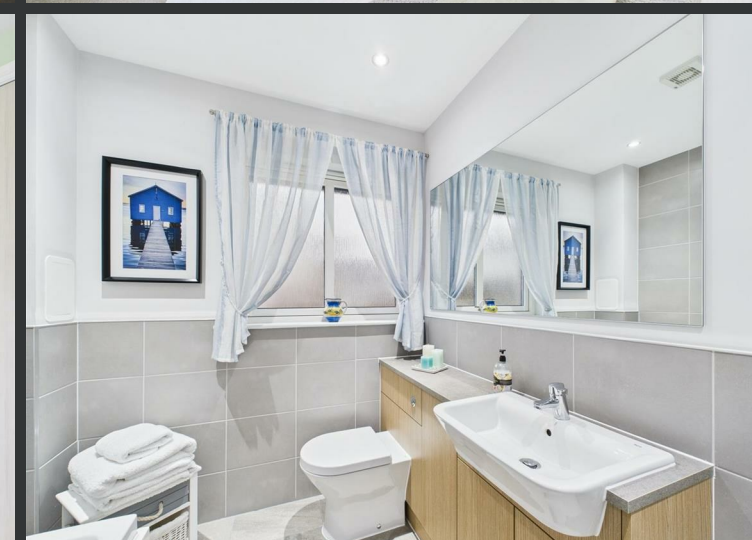




Location

Ratray is a popular residential area on the edge of Blairgowrie, offering a balance of peaceful living and everyday convenience. Blairgowrie provides a wide range of local amenities including supermarkets, independent shops, cafés, primary and secondary schooling, and healthcare facilities. The surrounding countryside offers excellent opportunities for walking, cycling, and outdoor pursuits, with easy access to the Cateran Trail and nearby Perthshire glens. Road links connect Blairgowrie to Perth, Dundee, and beyond, making the area well suited for commuters while retaining a strong community feel.





Approximate total area⁽¹⁾1339 ft²124,5 m²

Reduced headroom

3 ft²0.2 m²

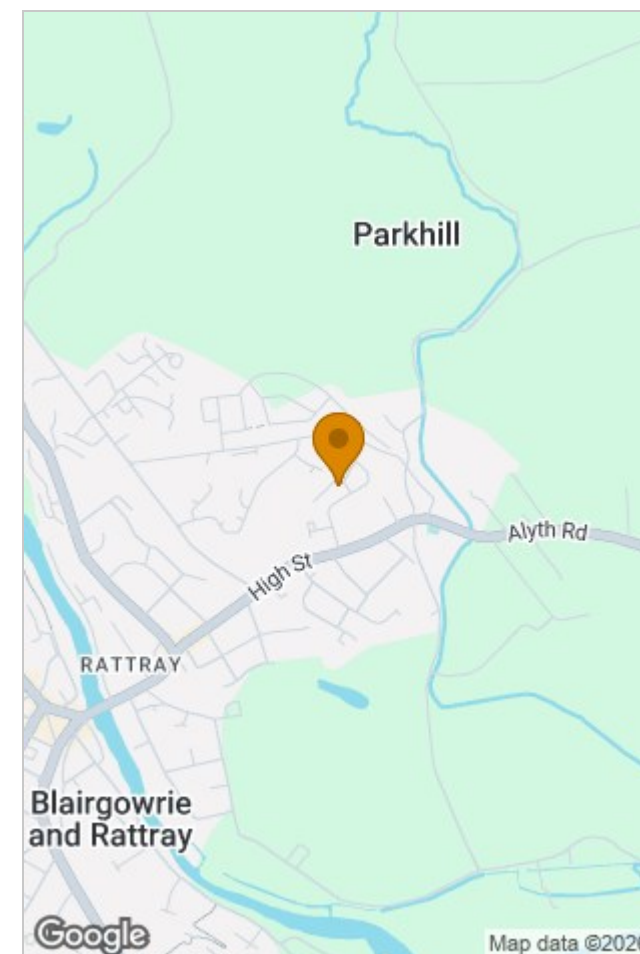
(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1,5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Energy Efficiency Rating

Rating	Current (2022/21)	Potential (2020/18/EC)
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Environmental Impact (CO₂) Rating

Rating	Current (2022/21)	Potential (2020/18/EC)
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		