



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

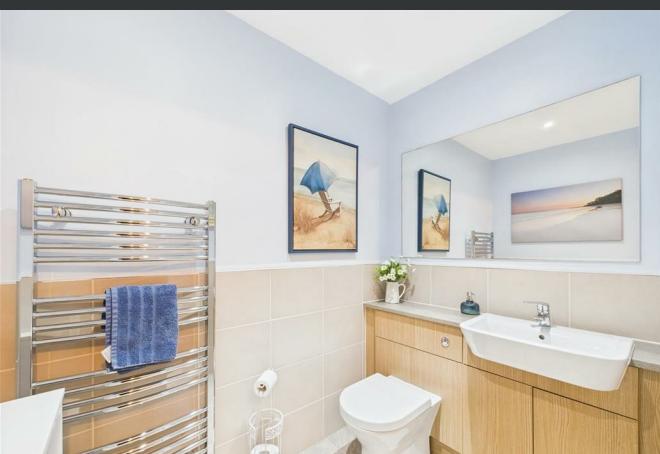
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- Detached family home
- Bright and comfortable living room
- Family bathroom and en suite
- Integral garage with internal access
- Enclosed rear garden with patio
- Open-plan kitchen and dining area
- Three well-proportioned bedrooms
- Utility room 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.



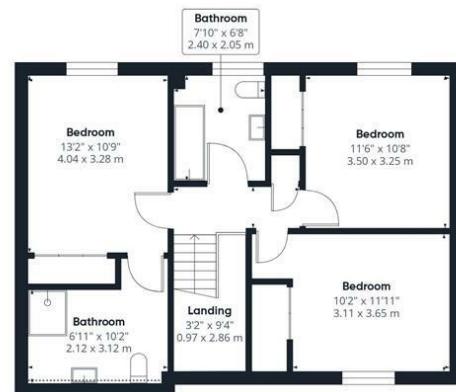
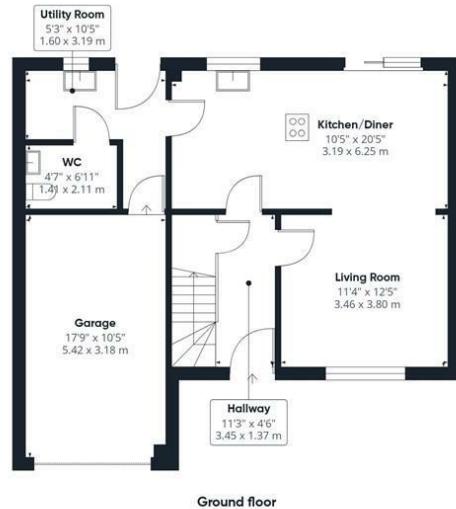


## Location

Rattray 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.







## 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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[wearepossible.co.uk](http://wearepossible.co.uk)



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

1339 ft<sup>2</sup>  
124.5 m<sup>2</sup>

### Reduced headroom

3 ft<sup>2</sup>  
0.2 m<sup>2</sup>

(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.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Scotland EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B	81	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

Scotland EU Directive 2002/91/EC

