



**Premier  
Properties**  
Perth



## 7 Riverside Drive, Blairgowrie, PH10 7EH Offers Over £182,500

 3  1  **nu**  **D**

The town provides a host of local amenities and this property is well placed to take full advantage of these including supermarkets, doctor's surgeries, a variety of shops and restaurants as well as great schooling with both primary and secondary schools nearby. The property is also well placed for commuting to the cities of Perth and Dundee which offer a full range of amenities and entertainment facilities.

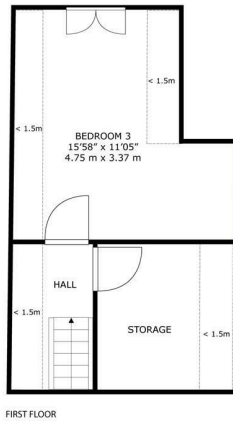
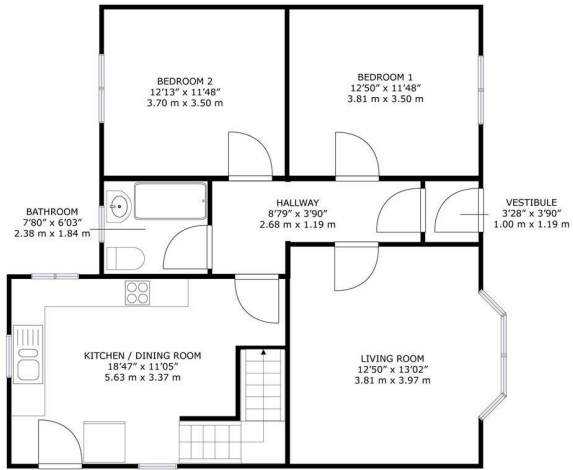
The property boasts spacious & bright accommodation throughout, comprising: GROUND FLOOR: Entrance Vestibule and Hall, Living Room, Large Modern Dining Kitchen, 2 Bedrooms and Bathroom with WC. ATTIC FLOOR: Bedroom & Storage Area..

The windows are double glazed throughout and warmth is provided by gas central heating.

To the front of the property there is a small garden of open plan design. The garden to the rear is fully enclosed which is mainly laid to lawn with a decking area, ideal for enjoying the finer weather. Parking is available in close proximity to the house.

- Double Glazing
- Gas Central Heating
- Three Bedrooms
- Decking Area
- Close To All Local Amenities
- Popular Area





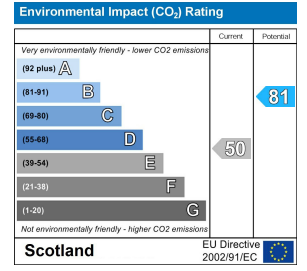
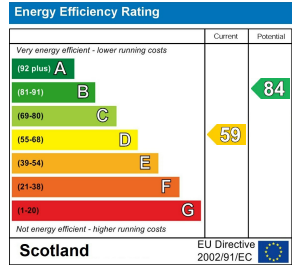
FIRST FLOOR



7 Riverside Drive, Rattray, Blairgowrie, PH10 7EH

GROSS INTERNAL AREA  
 FLOOR: 1 72.4 m<sup>2</sup> (778 sq.ft.) FLOOR: 2 22.2 m<sup>2</sup> (238 sq.ft.)  
 TOTAL: 94.6 m<sup>2</sup> (1,016 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.