

MILLER GERRARD

Solicitors and Estate Agents



5 HAUGH ROAD, RATTRAY, PH10 7BJ

A ONE BEDROOM SEMI DETACHED BUNGALOW WITH FRONT AND REAR GARDENS CONVENIENTLY LOCATED WITHIN WALKING DISTANCE OF ALL LOCAL AMENITIES.

ENTRANCE HALLWAY

KITCHEN

SHOWER ROOM

GAS CENTRAL HEATING

EPC BAND 'D'

HOME REPORT VALUE £100,000

LIVING ROOM

DOUBLE BEDROOM

REAR GARDEN

DOUBLE GLAZING

COUNCIL TAX BAND 'A'

OFFERS OVER £ 100,000

Miller Gerrard are delighted to bring to the market this one bedroom semi detached bungalow with front and rear gardens. The property provides easy access to local shops and amenities.

Hallway: Providing access to all accommodation with shelved storage cupboard and access hatch to loft space.

Living room: Spacious living room with window overlooking the rear garden and door to rear garden.

Kitchen: With entry directly into the hallway, with a range of base and wall mounted display units, window to the front of the property, two built in shelved storage cupboards, one housing the gas boiler.

Double bedroom: A good-sized bedroom with window facing the garden, blinds, curtains and built in double wardrobe.

Shower room: Shower room with WHB, WC and shower cubicle. Wet wall in shower area, half height tiling on walls.

Exterior: The front of the property is stone chips with a paved pathway to the front door, all enclosed by fencing. The rear of the property is enclosed by fencing, has a paved pathway, stone chips and wooden storage shed. The side of the property is a patio communal drying area. There is also ample on street parking available for residents.

The country town of Blairgowrie is conveniently situated within approximately 30 minutes by car of both the cities of Perth and Dundee with their onward rail and motorway connections. Amenities in the town include shops, supermarkets, senior and primary schools, recreation centre with swimming pool, cottage hospital, health centres, dental surgery and library. There are thriving sports clubs, cultural organisations and several golf courses locally. The beautiful Perthshire countryside is virtually on the doorstep with a wide variety of walks around Blairgowrie and more adventurous routes available in Strathardle, Glenshee and Glenisla, approximately 30 minutes by car.





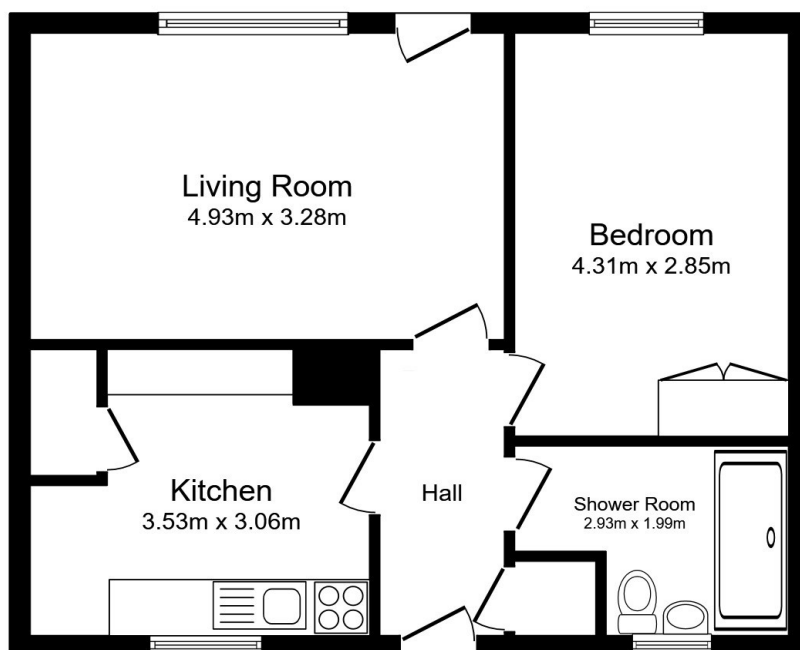








FLOOR PLAN



Floor Plan
Floor area 50.7 m²

TOTAL: 50.7 m²

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given..

ROOM DIMENSIONS	(in meters)		(in meters)
LIVING ROOM	4.93 X 3.28	KITCHEN	3.53 X 3.06
BEDROOM	4.31 X 2.85	SHOWER ROOM	2.93 X 1.99

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Please note - if any domestic appliances are included in the price, they must be accepted as seen, with no guarantee as to their condition.

It is strongly recommended that any interested party should read the Home Report on the property. Any matters concerning the property mentioned in the Home Report should be considered to have been disclosed by these particulars of sale.

TO VIEW

Please contact Miller Gerrard Solicitors 01250 873468

THE ABOVE PARTICULARS, WHILE BELIEVED TO BE TRUE, ARE NOT GUARANTEED AND WILL NOT BE HELD TO FORM PART OF ANY CONTRACT OF SALE