

MILLER GERRARD

Solicitors and Estate Agents



**CARN AN RIGH
BALMORAL ROAD
RATTRAY
BLAIRGOWRIE
PH10 7AH**

**OFFERS OVER
£210,000**

**EPC RATING 'C'
COUNCIL TAX BAND 'D'**



A WELL PRESENTED TWO BED DETACHED BUNGALOW, LOCATED IN A QUIET RESIDENTIAL AREA OF RATTRAY.

THE ACCOMMODATION COMPRISES HALLWAY, OPEN PLAN KITCHEN/LIVING ROOM, UTILITY ROOM, FAMILY BATHROOM AND TWO DOUBLE BEDROOMS, ONE WITH EN SUITE.

THE PROPERTY BENEFITS FROM DRIVEWAY, GARAGE, FRONT GARDENS, GAS CENTRAL HEATING AND DOUBLE GLAZING.

Hallway: Spacious hallway with fitted carpet, access to all accommodation, two storage cupboards and the loft access hatch.

Kitchen/Living Room: Living area has a bay window overlooking the front of the property and also a window to the side, fitted carpet. Kitchen area has fitted floor and wall units, electric oven and hob, tiled splashback, fitted carpet, window to the rear and also side of the property, leads to utility room.

Utility room: Good size utility room with floor and wall units, space for washing machine and dryer, gas boiler, window to front and also door to the outside of the property.

Bathroom: Comprises bath, sink and WC, fitted carpet, shaver socket and window to the rear.

Bedroom One: Spacious double bedroom located at the front of the property, fitted carpet, fitted wardrobes. En suite with shower cubicle, sink and WC, fitted carpet and window to the side.

Bedroom Two: Double room, fitted carpet, space for freestanding furniture, window to the rear.

Exterior: There is a large garage which also has additional workshop space, driveway for multiple cars, there is a patio area and also an area of lawn.







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.

MILLER GERRARD

SOLICITORS & ESTATE AGENTS

THE STUDIO

13 HIGH STREET

BLAIRGOWRIE

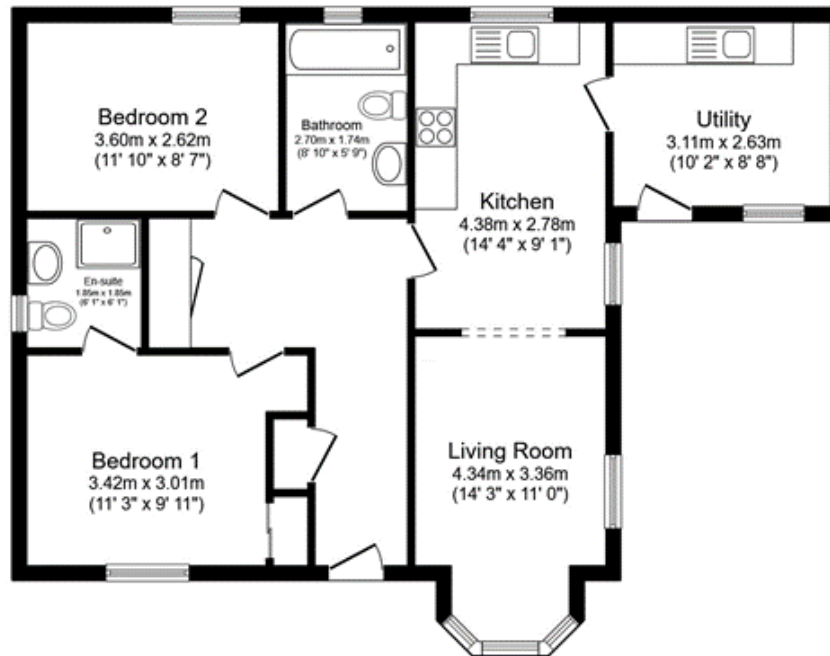
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Floor Plan
Floor area 74.3 sq.m. (800 sq.ft.)

Total floor area: 74.3 sq.m. (800 sq.ft.)

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

ROOM DIMENSIONS	(in meters)		(in meters)
LIVING ROOM	4.34 X 3.36	KITCHEN	4.38 X 2.78
UTILITY ROOM	3.11 X 2.63	BATHROOM	2.70 X 1.74
BEDROOM ONE	3.42 X 3.01	BEDROOM TWO	3.60 X 2.62

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.

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

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