

# MILLER GERRARD

Solicitors and Estate Agents



**LILAC COTTAGE**

**HIGH STREET**

**RATTRAY**

**PH10 7DE**

**OFFERS OVER**

**£185,000**

**EPC RATING 'D'**

**COUNCIL TAX BAND 'D'**







## LILAC COTTAGE, HIGH STREET, RATTRAY, PH10 7DE

- \* Detached cottage
- \* Three bedrooms
- \* Lovely bright living room
- \* Raised decking area
- \* Enclosed private garden
- \* Driveway & garage
- \* Double glazing
- \* Gas central heating
- \* Easy access to amenities

Miller Gerrard is delighted to bring to the market Lilac Cottage, located in the High Street in Rattray close to all amenities. The cottage has a homely feel to it and the main rooms are nice and bright with lots of natural light. The kitchen leads out to a raised decking area where you can sit and enjoy your morning coffee or lunch with family and friends. The steps of the decking lead you down to the wonderful secret secluded garden. There is also no need to worry about parking as there is a good size driveway providing off street parking.

The upstairs of the property provides a generous size double bedroom and two single bedrooms giving ample living space for all the family. There is a cellar beneath the house which could be the perfect little hideaway.

Lilac Cottage has the potential to be a beautiful home and really must be viewed to appreciate its charm.















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**

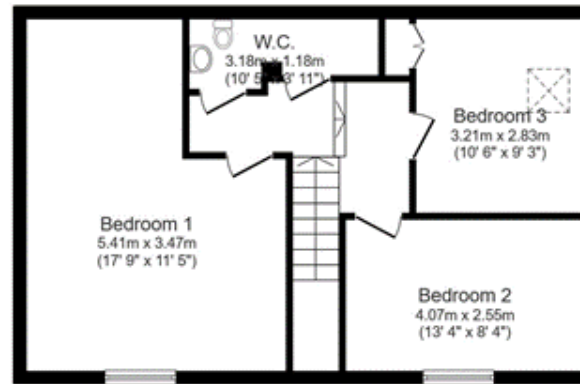
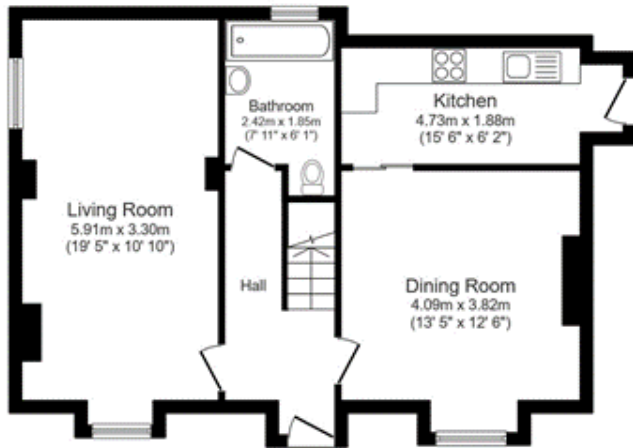
**PH10 6ET**

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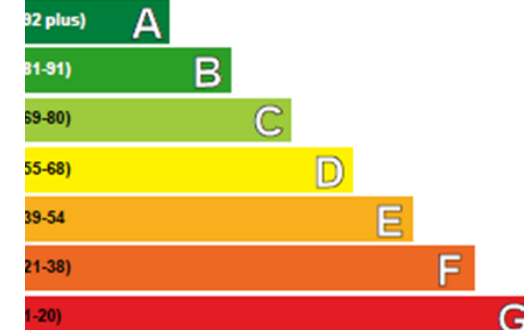


Total floor area: 115.7 sq.m. (1,246 sq.ft.)

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](http://www.Propertybox.io)

## Energy Efficiency Rating

Very energy efficient - lower running costs



Current Potential

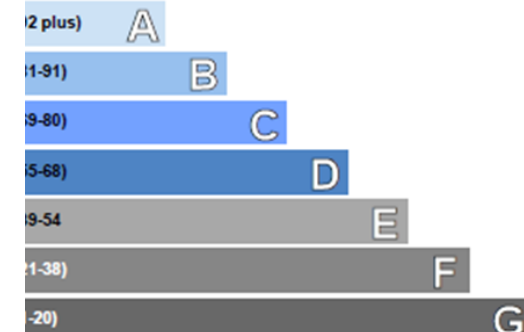
56

70

Not energy efficient - higher running costs

## Environmental Impact (CO<sub>2</sub>) Rating

Very environmentally friendly - lower CO<sub>2</sub> emissions



Current Potential

57

69

Not environmentally friendly - higher CO<sub>2</sub> emissions

### ROOM DIMENSIONS

(in meters)

(in meters)

LIVING ROOM	5.91 X 3.30	DINING ROOM	4.09 X 3.82
KITCHEN	4.73 X 1.88	BATHROOM	2.42 X 1.85
BEDROOM ONE	5.41 X 3.47	BEDROOM TWO	4.07 X 2.55
BEDROOM THREE	3.21 X 2.83		

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