

MILLER GERRARD

Solicitors and Estate Agents



BRAEMOUNT

HIGH STREET

RATTRAY

BLAIRGOWRIE

PH10 7DL

OFFERS OVER

£220,000



EPC RATING 'D'

COUNCIL TAX BAND 'D'

BRAEMOUNT, HIGH STREET, RATTRAY, BLAIRGOWRIE, PH10 7DL

- * FOUR DOUBLE BEDROOMS
- * DRIVEWAY & GARAGE
- * GAS CENTRAL HEATING
- * CLOSE TO ALL LOCAL AMENITIES
- * SUNROOM
- * ENCLOSED REAR GARDEN
- * DOUBLE GLAZING

Miller Gerrard are delighted to bring to the market Braemount, conveniently situated in the High Street in Rattray. The property would make an ideal family sized home with spacious living room and kitchen and four double sized bedrooms. There is a sunroom to the rear of the property and a basement which could be used for storage, a workshop or a games room for the kids.

The enclosed rear garden has a patio area and there is a further garden area to the side. No need to worry about parking as the property has a garage and driveway. It is within easy reach of local amenities and facilities.

Braemount really must be viewed to appreciate the full potential that it holds.

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.











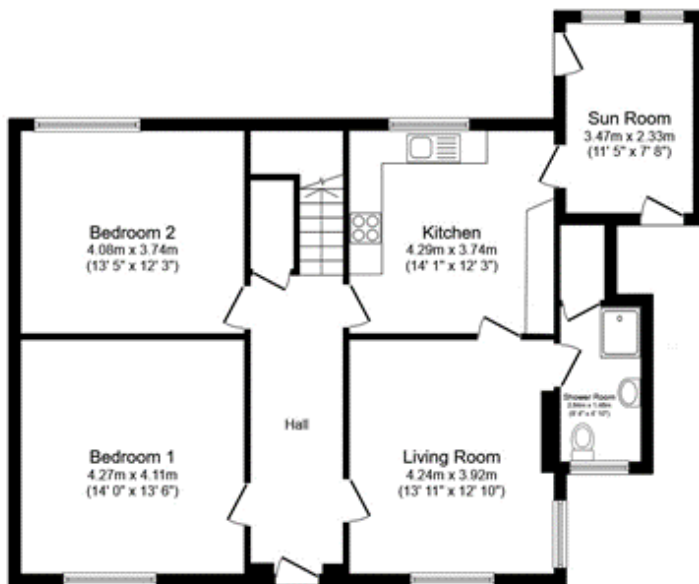






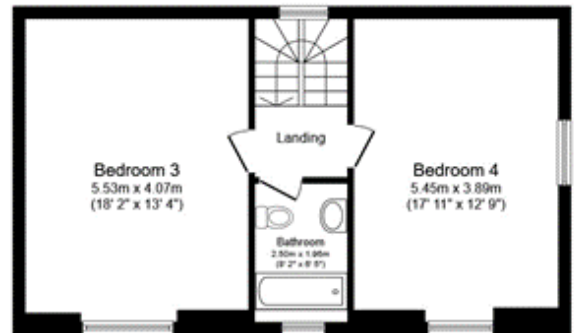






Ground Floor

Floor area 92.8 sq.m. (999 sq.ft.)



First Floor

Floor area 53.8 sq.m. (579 sq.ft.)

Total floor area: 146.6 sq.m. (1,578 sq.ft.)

ROOM DIMENSIONS	(in meters)		(in meters)
LIVING ROOM	4.24 X 3.92	KITCHEN	4.29 X 3.74
SUNROOM	3.47 X 2.33	BEDROOM 1	4.27 X 4.11
BEDROOM 2	4.08 X 3.74	BEDROOM 3	5.53 X 4.07
BEDROOM 4	5.45 X 3.89	BATHROOM	2.50 X 1.96

MILLER GERRARD

SOLICITORS & ESTATE AGENTS

THE STUDIO

13 HIGH STREET

BLAIRGOWRIE

PH10 6ET

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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.

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..

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