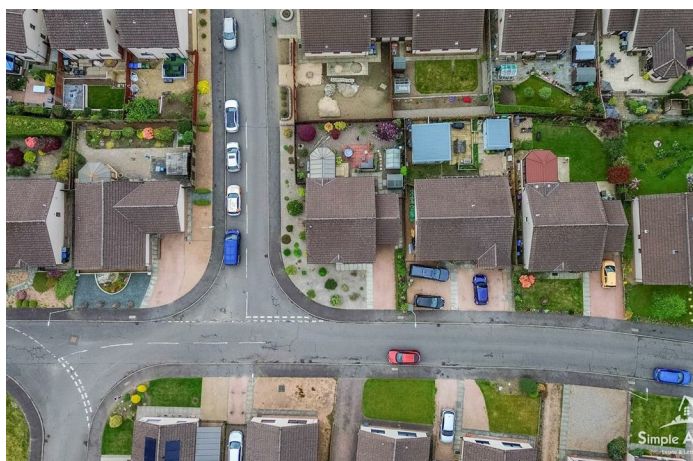


Simple Approach



**18 Honeyberry Drive, Blairgowrie
PH10 7RB**

Offers over £233,950

Located in the highly sought-after residential area of Honeyberry Drive in Rattray, this bright and spacious detached bungalow offers a fantastic opportunity for comfortable single-level living. Ideal for a range of buyers, including downsizers and families alike, the property combines generous accommodation with excellent amenities in a peaceful and well-regarded location.

The home boasts a welcoming layout with plentiful natural light throughout. The property comprises of; a spacious lounge, conservatory, three well-proportioned bedrooms with a master ensuite shower room, a fitted kitchen, and a further family bathroom completes the interior. Additional features include gas central heating and double glazing, ensuring warmth and energy efficiency all year round. Outside, the property benefits from a private driveway offering ample off-street parking and a single garage, ideal for storage or vehicle security and a private rear garden.

Set within a quiet cul-de-sac, the bungalow enjoys proximity to local amenities, schools, and transport links while maintaining a sense of privacy and tranquillity. This home is an excellent blend of comfort, convenience, and location – early viewing is highly recommended to appreciate all that is on offer here at Honeyberry Drive, Rattray.

Lounge

15'7" x 11'10" (4.75 x 3.63)

Kitchen

9'1" x 11'1" (2.77 x 3.40)

Conservatory

13'9" x 8'10" (4.20 x 2.71)

Master Bedroom

15'7" x 8'11" (4.76 x 2.74)

Ensuite

4'9" x 4'6" (1.46 x 1.39)

Bedroom Two

12'2" x 9'8" (3.71 x 2.96)

Bedroom Three

6'9" x 11'3" (2.07 x 3.43)

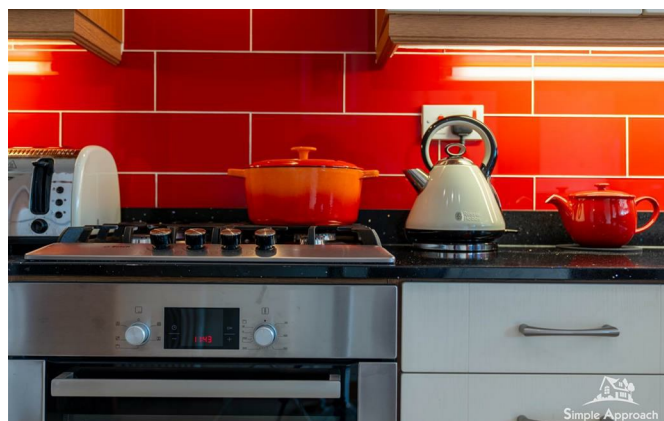
Bathroom

5'6" x 7'1" (1.68 x 2.18)





- Detached Bungalow
- Bright & Spacious Throughout
- Gas Central Heating & Double Glazing
- Well Maintained Rear Garden
- Three Bedrooms
- Conservatory
- Highly Sought After Residential Location
- Master Ensuite Shower Room
- Sizeable Kitchen
- Private Driveway & Garage



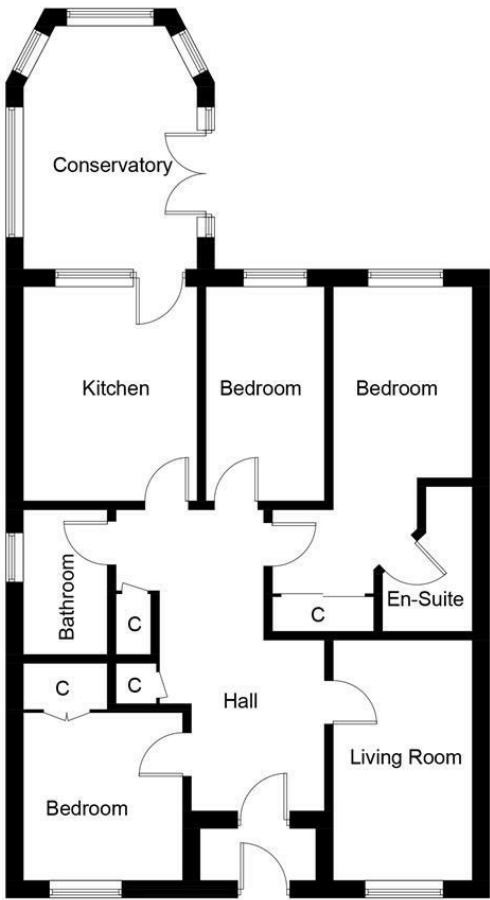
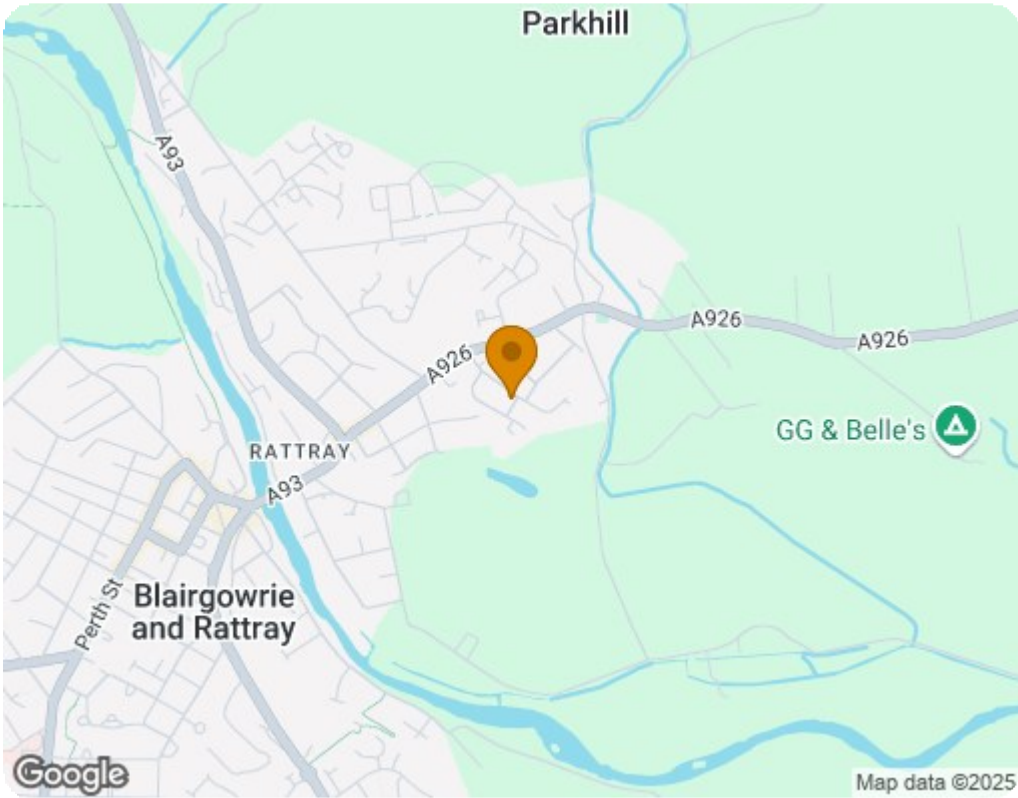


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1197436)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B	76	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		88
(81-91) B	75	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland EU Directive 2002/91/EC		