

Simple Approach



Estate Agents



**Greenbank Cottage Park Hill Road, Blairgowrie
PH10 7DS**

Offers over £193,950

This charming three-bedroom home on Park Hill Road, Rattray, offers a perfect blend of comfort and modern living. The property features three spacious bedrooms along with a master bedroom complete with a private ensuite shower room. The bright lounge benefits from ample natural light, creating a warm and inviting atmosphere. The modern kitchen is thoughtfully designed with contemporary fittings and plenty of storage and workspace. Additionally, a sleek, modern bathroom serves the remaining bedrooms and guests, complementing the overall fresh and updated interior.

Practical features include efficient gas central heating and double glazing throughout, ensuring year-round warmth and energy efficiency. This well-maintained property combines functional living spaces with modern amenities, making it an excellent choice for families or professionals seeking a comfortable and contemporary home in the desirable Rattray area.

Lounge

14'1" x 18'5" (4.30 x 5.62)

Kitchen

6'3" x 21'7" (1.91 x 6.60)

Master Bedroom

10'7" x 15'7" (3.25 x 4.75)

En-suite Shower Room

6'0" x 6'5" (1.84 x 1.98)

Bedroom Two

10'11" x 10'8" (3.35 x 3.26)

Bedroom Three

11'4" x 8'3" (3.46 x 2.54)

Family Bathroom

7'9" x 5'7" (2.37 x 1.72)

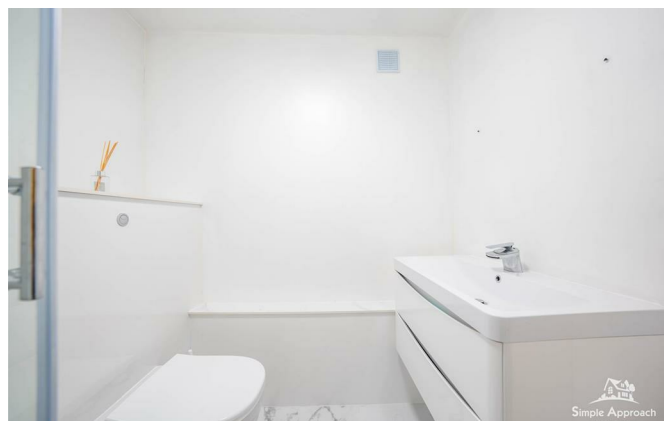
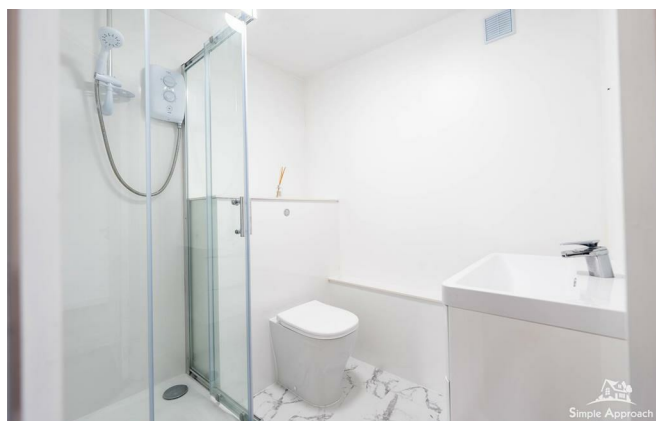
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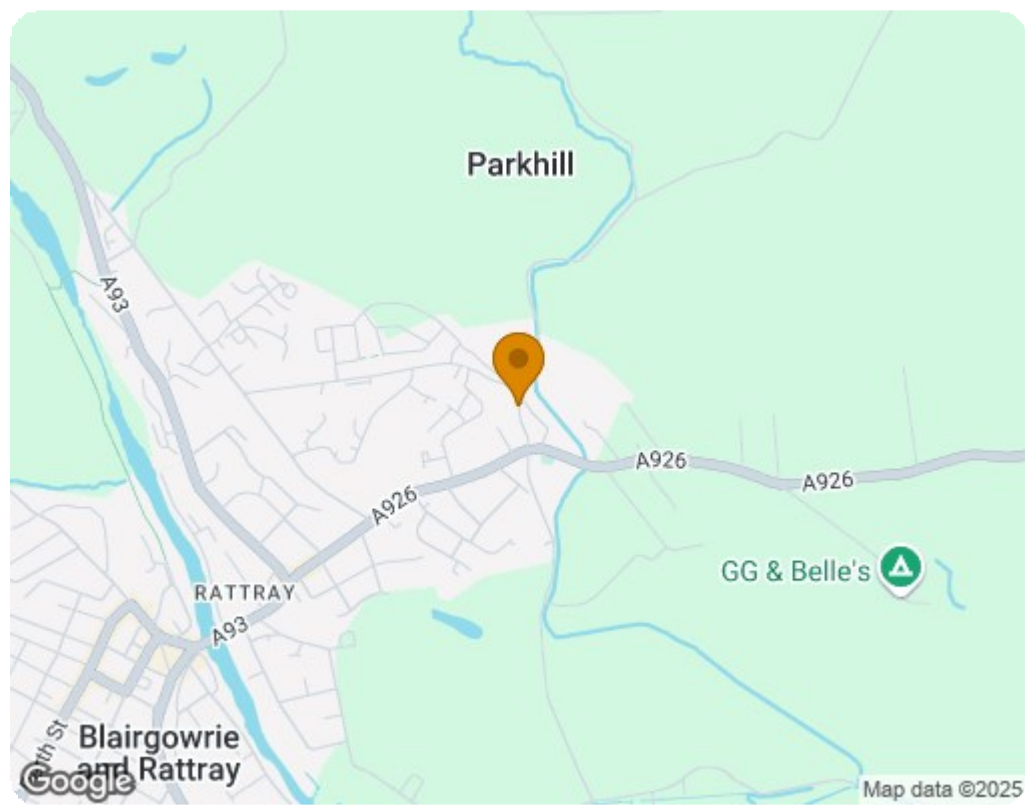
14'10" x 11'8" (4.54 x 3.58)






- Semi Detached Cottage
- Bright & Spacious Lounge
- Gas Central Heating & Double Glazing
- Three Generous Bedrooms
- Modern Kitchen
- Ideal Family Home
- Master Ensuite Shower Room
- Highly Sought After Residential Location





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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		
(81-91) B		
(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 