

Simple Approach



**Woodhaven House Riverside Road, Blairgowrie
PH10 7GA**

Offers over £334,950

Woodhaven House Riverside Road, Blairgowrie, PH10 7GA

Simple Approach are delighted to welcome to the market this impressive detached home, ideally located within the sought-after area of Rattray, Blairgowrie. Beautifully presented throughout, Woodhaven House offers bright, spacious, and flexible accommodation set over two floors — perfect for modern family living.

The property comprises a welcoming entrance hallway leading to a stylish open-plan kitchen and dining area, designed with both functionality and style in mind. The bright and spacious lounge provides an ideal space to relax, while a handy utility store and a new family bathroom to complete the ground floor accommodation. Upstairs, the home features three generous bedrooms (Master with En-Suite and Dressing Room) each beautifully presented and offering ample storage, along with a modern family bathroom finished to a high standard.

Externally, Woodhaven House sits within well-manicured garden grounds that offer plenty of space for outdoor entertaining and relaxation. This property offers a tranquil Outdoor American Style Porch Seating Area lovely to enjoy all year round. A private driveway and garage provide excellent off-street parking and storage options. Further benefits include gas central heating and full double glazing, ensuring comfort and efficiency throughout the year. This exceptional property is an ideal choice for families or couples seeking a move-in-ready home in a peaceful, yet well-connected location, close to local amenities, schools, and transport links. Viewing is essential to appreciate all that is on offer here at Woodhaven House, Riverside Road, Rattray.

Kitchen/Dining Room
30'2" x 9'10" (9.24 x 3.05)

Lounge
24'9" x 17'1" (7.56 x 5.22)

Entrance Hallway
11'0" x 11'3" (3.37 x 3.43)

Shower Room
9'4" x 5'6" (2.85 x 1.70)

Utility
5'6" x 3'8" (1.70 x 1.13)

Master Bedroom
15'8" x 17'1" (4.78 x 5.21)

Dressing Room
7'1" x 6'10" (2.17 x 2.09)

Ensuite
11'1" x 7'1" (3.38 x 2.16)

Bathroom
11'0" x 5'10" (3.36 x 1.79)

Bedroom
11'1" x 13'3" (3.38 x 4.04)

Bedroom
9'8" x 12'7" (2.97 x 3.86)





- Impressive detached family home
- Stylish open-plan kitchen/dining area
- Gas central heating and full double glazing
- Beautifully presented throughout
- Three generous bedrooms
- Private driveway and garage
- Spacious accommodation set over two floors
- Well-manicured garden grounds
- Outdoor American Style Porch Seating Area lovely to enjoy all year round



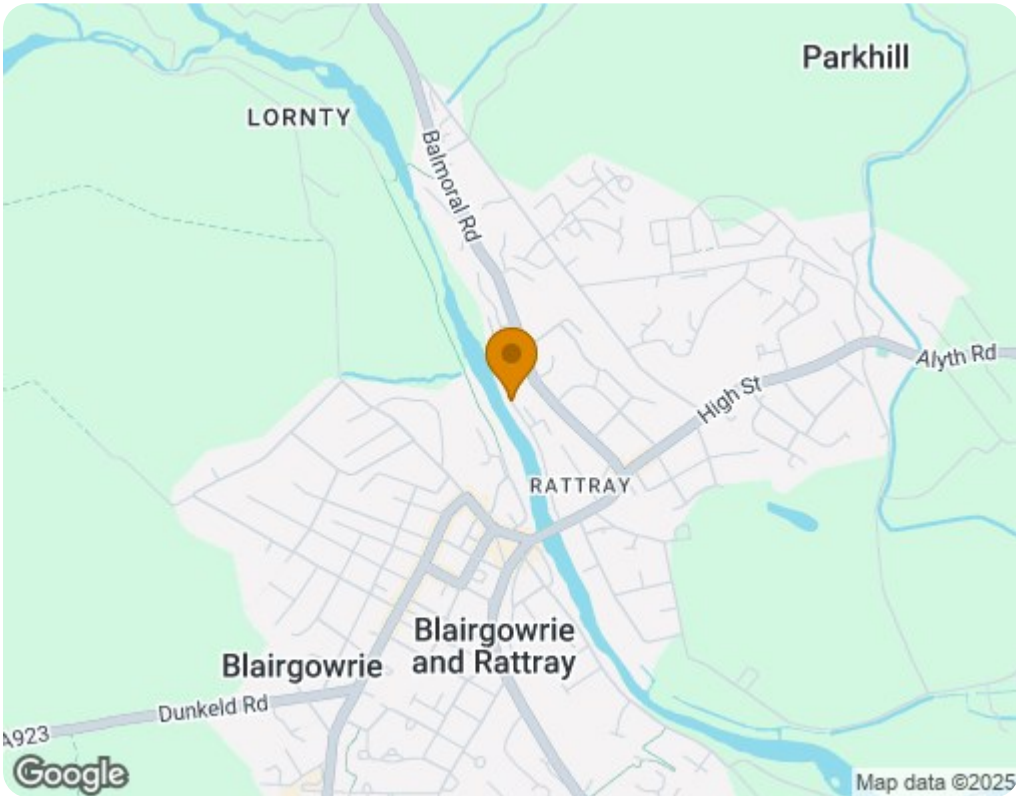
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	84
(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	85	86
(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		