



9 Coralbank Crescent, Blairgowrie, PH10 7EE
Offers over £195,000





- Link Detached bungalow
- Spacious living room
- Family bathroom with shower over bath
- Driveway providing off-street parking
- Quiet residential cul-de-sac
- Three well-proportioned bedrooms
- Modern fitted kitchen
- Private front and rear gardens
- Single attached garage
- All accommodation on one level

9 Coralbank Crescent is a well-proportioned and attractively presented detached bungalow, located within a quiet and popular residential area of Rattray, Blairgowrie. Set on a generous plot, the property offers flexible accommodation all on one level, making it ideal for a wide range of buyers including families, downsizers, or those seeking accessible living.

The accommodation begins with a welcoming entrance vestibule leading into a central hallway which provides access to all main rooms. The bright and spacious living room enjoys ample space for both lounge and dining furniture, with patio doors allowing natural light to fill the room. The kitchen is well laid out and fitted with a range of modern base and wall units, complemented by generous worktop space. There are three well-sized bedrooms, all offering excellent flexibility for use as sleeping accommodation, home office space, or hobbies. The principal bedroom benefits from fitted mirrored wardrobes, while the remaining bedrooms are neutrally decorated and well proportioned. The family bathroom is fitted with a wet room style shower with separate wash hand basin. Externally, the property enjoys private garden grounds to the front and rear, mainly laid to gravel with paved areas for easy maintenance - ideal for outdoor seating. A driveway provides off-street parking and leads to an attached single garage, offering secure parking or additional storage. This appealing home combines comfortable accommodation, outdoor space, and a convenient location close to local amenities.



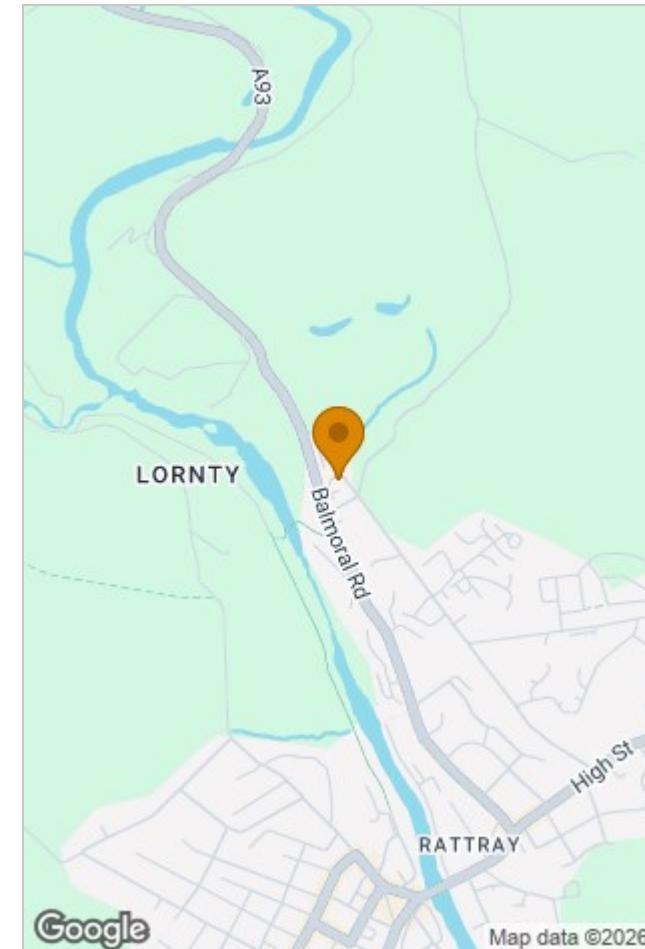
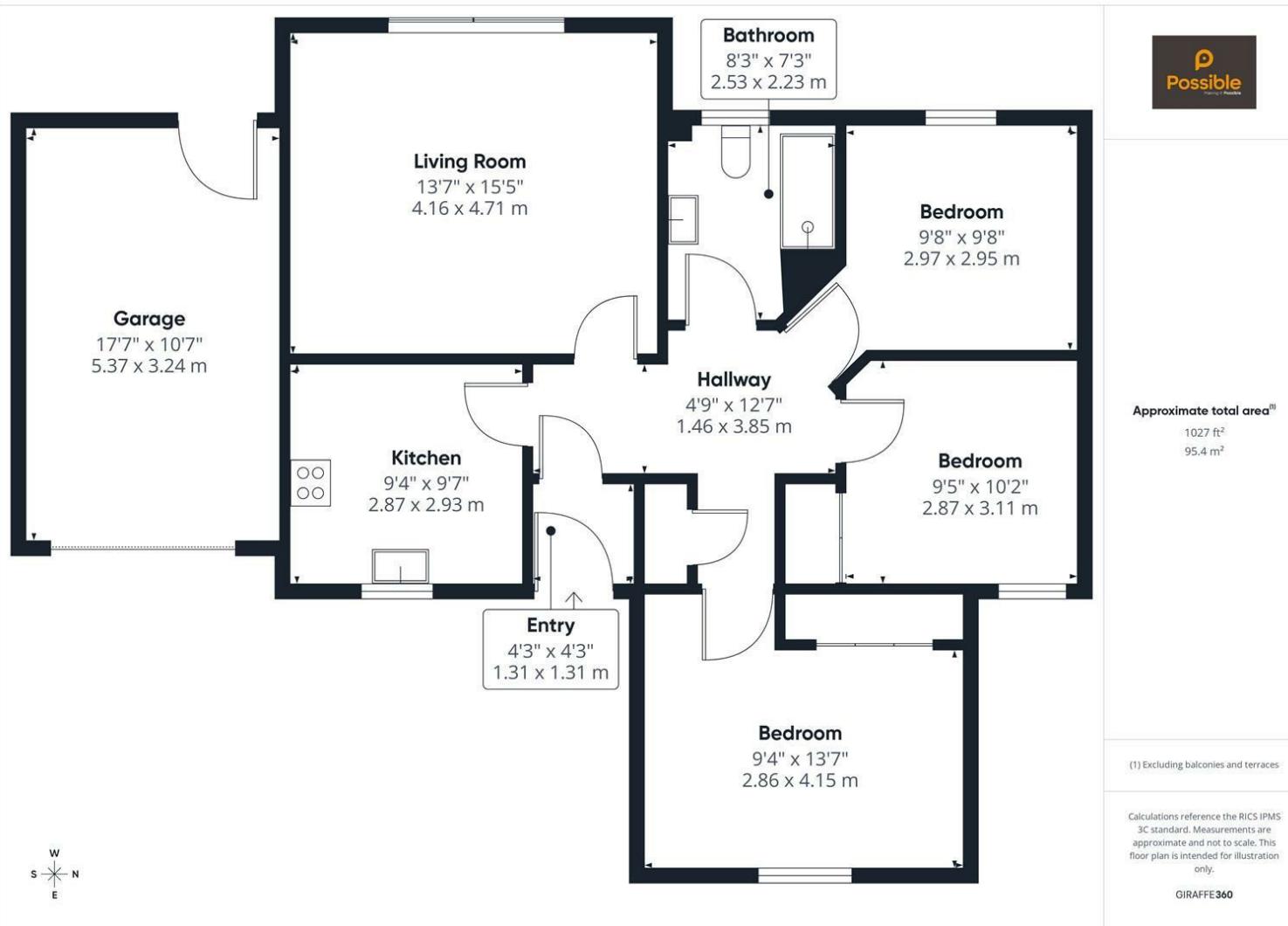


Location

Coralbank Crescent is situated in the popular area of Rattray, adjoining the town of Blairgowrie, which offers a wide range of local amenities including shops, supermarkets, cafés, primary and secondary schooling, and leisure facilities. The area is well known for its access to scenic countryside, riverside walks, and outdoor pursuits, with the nearby Angus Glens and Cairngorms easily accessible. Blairgowrie provides good transport links to Perth, Dundee, and beyond, making it ideal for commuters while retaining a strong community feel.







Viewing

Please contact our Perth Office on 01738 260 035

if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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

