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Leading Perthshire Estate Agency



46 Brooklinn Crescent, Rattray, Blairgowrie, PH10 7FA

Offers Over £245,000

NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

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Many thanks for your interest with 46 Brooklinn Crescent, Rattray, Blairgowrie, PH10 7FA.

Next Home Estate Agents dedicate themselves to be available when you are, offering an unbeatable service 7 days a week until 9pm.

We have the largest sales team in Perthshire, operating from our 5 offices throughout Perthshire and delivering more sales than any other estate agent.

Not only are we Perthshire's Number 1 choice but we are also local. One of the reasons we know the local markets so well is because we live here. So let us guide you through the selling and buying process.

If you're a first time buyer we have incentives to help get you onto the property ladder - our consultants can advise you through the whole process.

We offer free, no obligation mortgage advice to all our buyers.

If you have a property to sell, contact us to arrange a valuation. We are renowned in getting our customers moving quicker and at a higher price than our competitors. Put us to the test and get your free valuation today, call 01738 444342.

If you would like to be kept informed of other great properties like this one please register on our hot buyers list, where we will email you of new property listings and property open days.

About the Area

Nestled on the banks of the River Ericht, Blairgowrie and neighbouring Rattray combine the charm of a thriving Highland town with the beauty of the Perthshire countryside. Renowned for their welcoming community, excellent amenities and picturesque surroundings, the twin towns offer an exceptional quality of life for families, professionals and retirees alike.

The area boasts a wide selection of independent shops, cafés, restaurants, supermarkets, healthcare facilities and highly regarded primary and secondary schools, ensuring all everyday needs are close at hand. Excellent road links provide convenient access to Perth, Dundee and the A9, making the location ideal for commuters while retaining a peaceful, semi-rural atmosphere.

Outdoor enthusiasts are spoiled for choice, with scenic riverside walks, woodland trails and nearby countryside perfect for walking, cycling and wildlife spotting. Blairgowrie is also recognised as one of Scotland's leading golfing destinations, with the renowned Blairgowrie Golf Club offering championship courses set within stunning surroundings. The CATERAN Trail, Glenshee Ski Centre, Loch of the Lowes Nature Reserve and the spectacular Angus Glens are all within easy reach, providing year-round opportunities for recreation and adventure.

Steeped in history and famous for its soft fruit-growing heritage, Blairgowrie and Rattray host a variety of local events throughout the year, creating a vibrant and welcoming community spirit.

Offering an enviable balance of modern convenience, outdoor lifestyle and scenic beauty, this sought-after Perthshire location is an outstanding place to call home.



Property Summary

Next Home Estate Agents are delighted to present this immaculately presented two bedroom detached bungalow, ideally situated within the popular Perthshire town of Rattray.

Built by Springfield Homes in June 2023, this stylish modern property offers contemporary accommodation finished to a high standard, together with the added reassurance of approximately seven years remaining on the NHBC warranty.

The property opens into a welcoming entrance hallway leading to a bright and spacious lounge, which flows through to a superb dining room with patio doors providing direct access to the rear garden.

The modern Symphony Shaker-style kitchen is beautifully finished and equipped with a range of integrated appliances, creating a practical and attractive space for everyday living.

There are two generous double bedrooms, both benefiting from built-in storage and sliding mirrored wardrobe doors. A modern shower room completes the accommodation.

Further benefits include gas central heating, double glazing and PV solar panels, offering enhanced energy efficiency.

Externally, the property boasts a monobloc driveway providing off-street parking for two vehicles, while the fully enclosed south-facing rear garden is a particular highlight.

Designed for low-maintenance enjoyment, the garden is laid mainly to lawn and patio and enjoys excellent levels of sunshine throughout the day, making it an ideal space for outdoor dining, entertaining or simply relaxing.

Perfectly suited to first-time buyers, couples, downsizers or those seeking a modern, low-maintenance home, this impressive property combines contemporary style, energy-efficient features and excellent outdoor space within a desirable Rattray location.

Early viewing is highly recommended to fully appreciate the quality and presentation on offer.



Key property features

- ✓ 2 Double bedrooms with built in storage
- ✓ Immaculately presented, walk-in condition
- ✓ Garden room
- ✓ Symphony shaker style kitchen
- ✓ Full enclosed, south facing rear garden
- ✓ Off street parking
- ✓ Double glazing
- ✓ Gas central heating
- ✓ Photovoltaic panels
- ✓ Energy efficient home









An aerial photograph of a suburban residential neighborhood, featuring rows of houses with red brick walls and grey tiled roofs. The houses are arranged in a grid-like pattern with green lawns and some trees. The entire image is covered with a semi-transparent blue filter. Overlaid on this background is white text and a logo.

Have a property to sell?

An expert from our local branch will provide you with
the most accurate valuation.



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Floorplans





Property Room Sizes

HALL

15' 2" x 4' 10" (4.637m x 1.475m)

KITCHEN

12' 3" x 10' 0" (3.757m x 3.05m)

LOUNGE

10' 11" x 14' 3" (3.348m x 4.347m)

BEDROOM 1

10' 11" x 9' 8" (3.338m x 2.949m)

BEDROOM 2

9' 11" x 10' 5" (3.044m x 3.183m)

GARDEN ROOM

9' 2" x 12' 0" (2.819m x 3.662m)

SHOWER ROOM

8' 0" x 6' 9" (2.446m x 2.067m)

PLEASE NOTE: These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract intending, purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property. All room sizes are approximate and for general guidance only. They cannot be relied upon for fitting carpets, furniture etc.



TO ARRANGE A VIEWING OF THIS PROPERTY PLEASE TELEPHONE YOUR LOCAL BRANCH BELOW:

63 – 65 George Street, Perth 01738 44 43 42

41 - 43 Allan Street, Blairgowrie..... 01250 39 80 02

47a Atholl Road, Pitlochry..... 01796 54 80 14

1a James Square, Crieff.....01764 65 00 44

211 High Street, Auchterarder.....01764 66 36 66

Email sales@nexthomeonline.co.uk

For more information about Next Home and our services please visit www.nexthomeonline.co.uk

The only Perthshire estate agent available 7 days until 9pm

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