



10 Glendevon Court, Rattray, Blairgowrie, PH10 7BA

Offers Over £135,000

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NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

10 Glendevon Court, Rattray, Blairgowrie, PH10 7BA

Many thanks for your interest with 10 Glendevon Court, Rattray, Blairgowrie, PH10 7BA.

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

Situated within a quiet residential cul-de-sac in the popular area of Rattray, 10 Glendevon Court enjoys a peaceful setting while remaining close to the excellent amenities of nearby Blairgowrie. The town centre is just a short distance away and offers a wide range of supermarkets, independent shops, cafés, restaurants and everyday services.

The property is well positioned for families, with local primary and secondary schools, healthcare facilities, leisure centre, swimming pool and golf courses all within easy reach.

The surrounding Perthshire countryside provides an abundance of scenic walks, cycling routes and outdoor pursuits, making it an ideal location for nature lovers. Excellent road links connect Blairgowrie to Perth, Dundee and the wider road network, offering a perfect balance of tranquil residential living and convenient access to nearby towns and cities.



Property Summary

This well-presented three bedroom mid-terraced villa offers spacious and versatile accommodation throughout, making it an ideal purchase for first-time buyers, growing families or buy-to-let investors.

The accommodation begins with a welcoming vestibule which leads into a bright and spacious lounge, offering ample room for a range of freestanding furniture. The kitchen is fitted with a selection of wall and base units and provides space for a dining table and chairs, creating an ideal setting for family meals and entertaining. A convenient WC completes the ground floor, while a door from the kitchen provides direct access to the rear garden.

On the first floor, the landing provides access to a partially floored loft, offering excellent additional storage. There are three well-proportioned bedrooms, all benefitting from built-in storage, together with a well-presented shower room fitted with a modern suite.

Externally, the property enjoys a well-maintained front garden laid mainly to lawn with mature shrubs bordering the boundaries. To the rear, the enclosed garden has been designed for ease of maintenance, featuring a patio seating area and timber fencing, creating a private outdoor space to relax and enjoy.



Key property features

- ✓ 3 bedrooms
- ✓ Chain free
- ✓ Ideal for first time buyers
- ✓ Ideal family home
- ✓ Gas central heating
- ✓ Well maintained
- ✓ Large carpark with ample space
- ✓ Close to local amenities
- ✓ Spacious rooms throughout









An aerial photograph of a residential neighborhood, showing rows of houses with red brick walls and grey roofs. The image is overlaid with a semi-transparent blue filter. The houses are arranged in a grid-like pattern, with some featuring gardens and driveways. The overall scene is a typical suburban housing estate.

Have a property to sell?

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

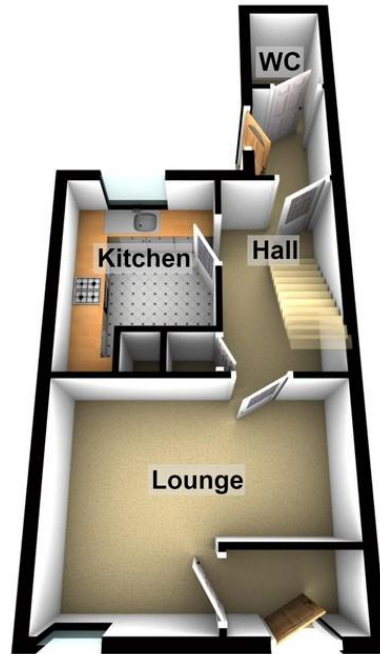


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Floorplans

Ground Floor



First Floor



Property Room Sizes

LOUNGE

17' 0" x 12' 9" (5.2m x 3.9m)

KITCHEN

13' 5" x 10' 9" (4.1m x 3.3m)

HALL

W/C

BEDROOM

13' 1" x 10' 9" (4m x 3.3m)

BEDROOM

10' 9" x 10' 9" (3.3m x 3.3m)

BEDROOM

10' 2" x 7' 6" (3.1m x 2.3m)

SHOWER ROOM

6' 2" x 5' 6" (1.9m x 1.7m)



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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

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