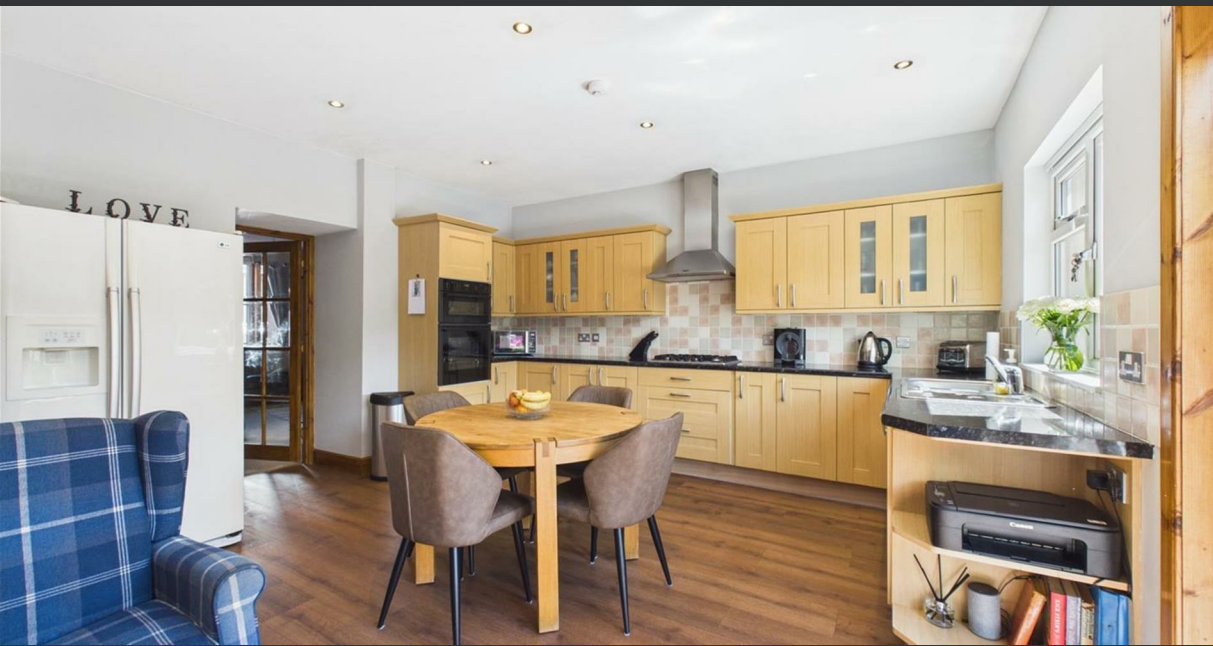




Harold Cottage Balmoral Road, Rattray, PH10 7AB
Offers over £225,000

 3  2  2  D



Harold Cottage Balmoral Road Ratray, PH10 7AB

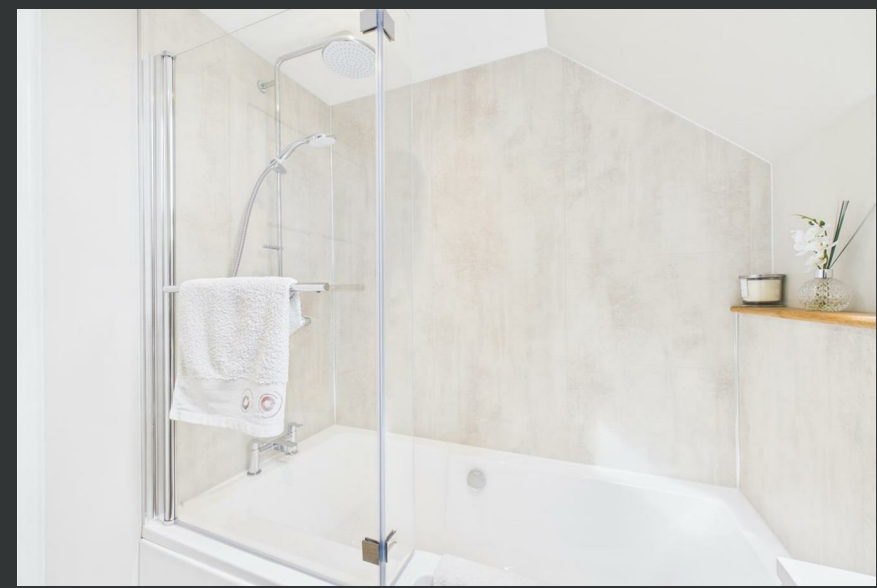
- Traditional stone-built cottage
- Bright and comfortable living room
- Modern dining kitchen
- Ground-floor shower room
- Private rear garden with decked seating area
- Three spacious double bedrooms
- Generous dining room with feature fireplace
- Principal bedroom with balcony access
- First-floor family bathroom
- Gas central heating and double glazing

Harold Cottage is a charming traditional stone-built cottage located in the heart of the popular Perthshire town of Ratray. Beautifully presented throughout, the property successfully combines period character with modern comfort, offering spacious accommodation across two levels.

The accommodation comprises a welcoming vestibule, a generous dining room with an attractive feature fireplace, a bright and comfortable living room, and a well-appointed dining kitchen with ample storage and workspace. A useful utility room and contemporary ground-floor shower room add further practicality. Upstairs, there are three well-proportioned double bedrooms, including a spacious principal bedroom with French doors opening onto a Juliette balcony overlooking the rear garden. A modern family bathroom completes the upper floor. Externally, the property benefits from a private enclosed rear garden featuring a generous decked seating area, ideal for outdoor dining and entertaining, along with a timber shed providing useful storage. Offering a wonderful blend of traditional charm, flexible living space and modern convenience, Harold Cottage is an excellent opportunity for a wide range of buyers seeking a characterful home in a desirable location.

Offers over £225,000

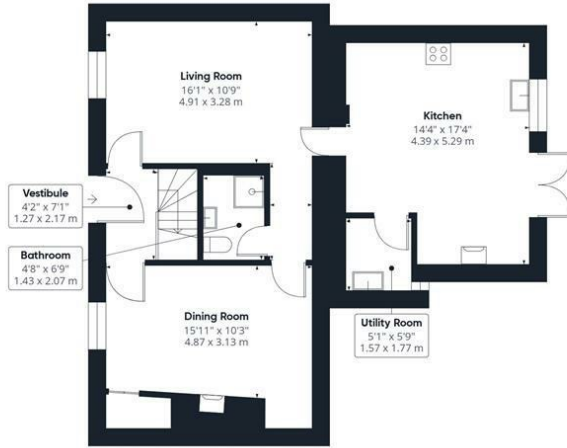




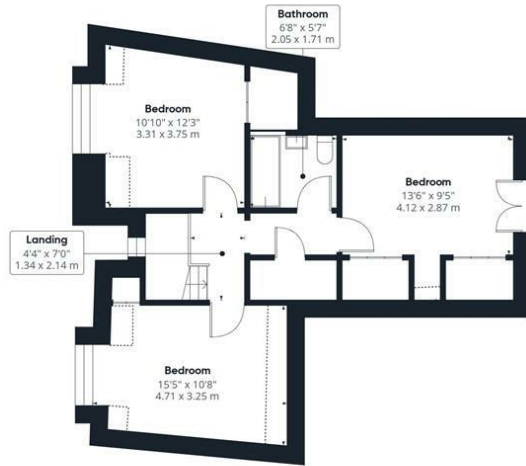
Location

Harold Cottage enjoys a central position within Rattray, a popular Perthshire town adjoining Blairgowrie and offering an excellent range of local amenities. The area benefits from supermarkets, independent retailers, cafés, restaurants, primary and secondary schooling, healthcare facilities and leisure amenities, all within easy reach. Surrounded by beautiful Perthshire countryside, the location is ideal for outdoor enthusiasts, with nearby walking, cycling and golfing opportunities, including the renowned Blairgowrie Golf Club. Excellent road links provide convenient access to Perth, Dundee and the A9, making the property an attractive option for commuters while retaining the charm and community feel of a traditional market town.





Ground floor



Floor 1



Approximate total area⁽¹⁾

1324 ft²
122.9 m²

Reduced headroom

37 ft²
3.5 m²

(1) Excluding balconies and terraces.

Reduced headroom

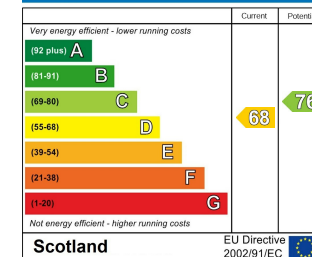
----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

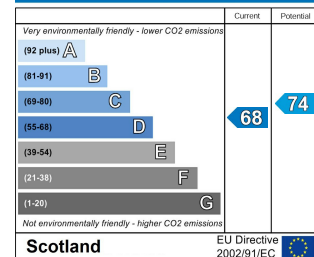
GIRAFFE360



Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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.

