

An aerial photograph of a large, historic stone building complex. On the left is a church with a prominent stone spire and a large arched window. To its right is a long row of terraced houses with multiple windows and dormer windows on the roof. The scene is set in a residential area with trees and other houses visible in the background under a blue sky with scattered clouds.

Leading Perthshire Estate Agency

3 Larchbank, Balmoral Road, Rattray, Blairgowrie, PH10 7AE

£150,000


NEXTHOME
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No obligation
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First Time Buyer
with No Deposit



Next Home's
Buying Guide



Next Home
Open Days

About the Area

Blairgowrie is a vibrant town set on the banks of the River Ercht and is widely regarded as the gateway to Glenshee and the Cairngorms. Known for its thriving community and stunning surroundings, Blairgowrie offers a great selection of shops, cafés, restaurants, and leisure facilities, along with highly regarded schools.

The town is popular with outdoor enthusiasts, offering easy access to walking, cycling, skiing at Glenshee, and world-class golf courses. Excellent road links connect Blairgowrie to Perth, Dundee, and further afield, making it a convenient base for commuters.

Housing ranges from traditional stone villas and cottages to modern family homes, appealing to a wide range of buyers.





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Property Summary

This very well-presented three-bedroom maisonette apartment offers spacious and flexible accommodation arranged over the first and second floors, situated in the popular Rattray area of Blairgowrie.

The property is accessed via a communal stairwell leading to the first-floor entrance. Once inside, the hallway provides access to a bright and spacious lounge, a separate kitchen/diner, a shower room, and a versatile third bedroom/home office.

Stairs lead to the second floor, where there are two further double bedrooms, including a generous principal bedroom, together with an excellent amount of additional storage.

Tastefully presented throughout, the property also benefits from oak flooring, gas central heating and double glazing.

A real bonus is the private rear garden, which is enclosed by timber fencing and offers a mix of decking and gravelled areas, providing plenty of space for outdoor seating and entertaining.

There is also a greenhouse, making the garden ideal for anyone who enjoys growing plants or spending time outdoors. Off-street parking is also available.



Key property features

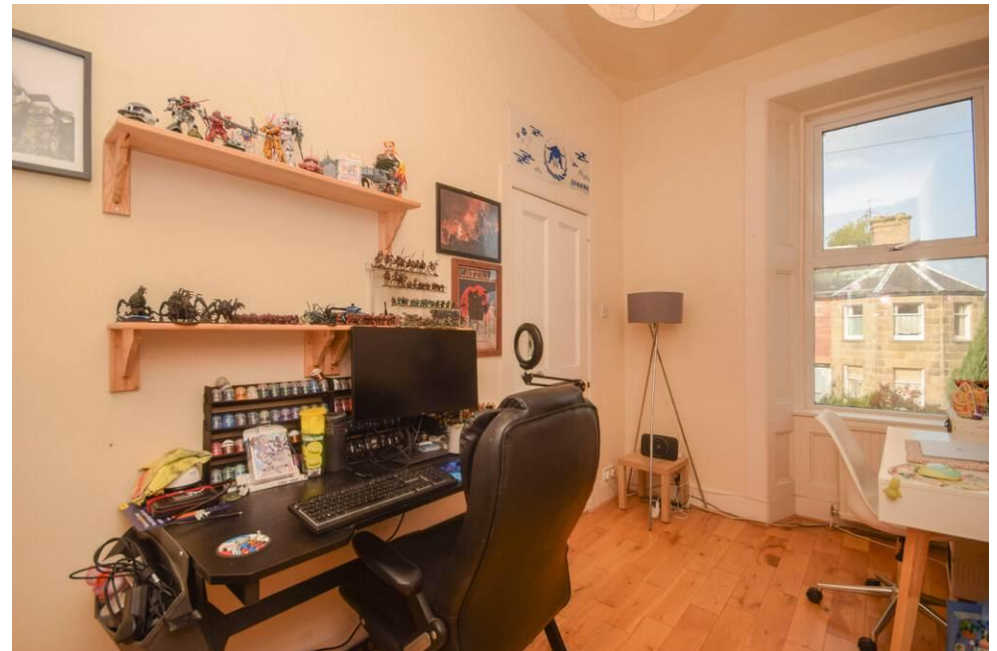
- ✓ Ideal for first time buyers
- ✓ Spacious lounge
- ✓ Original features
- ✓ Modern kitchen
- ✓ Good Storage
- ✓ Private garden
- ✓ Off-street parking
- ✓ Close to local amenities











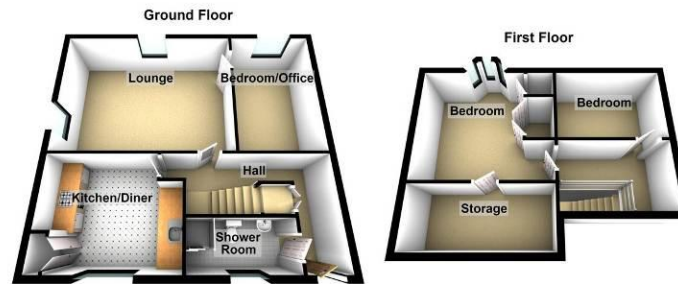


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Floorplans



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Property Room Sizes

HALL

LOUNGE

14' 4" x 13' 7" (4.37m x 4.14m)

KITCHEN/DINER

12' 3" x 10' 1" (3.73m x 3.07m)

BEDROOM/STUDY

14' 7" x 7' 2" (4.44m x 2.18m)

SHOWER ROOM

6' 8" x 3' 5" (2.03m x 1.04m)

BEDROOM

15' 2" x 14' 2" (4.62m x 4.32m)

EAVES STORAGE

14' 2" x 8' 9" (4.32m x 2.67m)

BEDROOM

9' x 7' 8" (2.74m x 2.34m)

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.



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