

Simple Approach



Estate Agents



**Grants Land High Street, Blairgowrie**

**PH10 7DL**

**Offers over £85,995**

This first-floor flat at Grants Land, High Street, Rattray, Blairgowrie, offers a stylish and well-appointed home in a convenient town centre location. The property features a modern kitchen, perfect for both everyday cooking and entertaining, and a bright lounge providing a comfortable and welcoming living space.

Accommodation comprises three generous bedrooms and a contemporary bathroom, offering flexibility for families, professionals, or those in need of home office space. The flat benefits from gas central heating and double glazing throughout, ensuring a warm and energy-efficient home.

Located on the High Street in Rattray, this property is within easy reach of local shops, amenities, and transport links, making it an ideal choice for anyone seeking a comfortable, move-in-ready flat with both style and practicality.

### **Open Plan Lounge**

12'1" x 12'9" (3.70 x 3.90)

### **Cont, Open Plan Kitchen**

7'5" x 12'2" (2.27 x 3.71)

### **Bedroom One**

12'2" x 11'7" (3.71 x 3.54)

### **Bedroom Two**

10'9" x 12'0" (3.30 x 3.68)

### **Bedroom Three**

8'3" x 7'8" (2.52 x 2.36)

### **Bathroom**

4'10" x 8'2" (1.49 x 2.50)







- First floor flat
- Modern kitchen
- Contact our mortgage team to discuss your options!
- Three bedrooms
- Gas central heating and double glazing
- Private Back Garden With A Communal Drying Green
- Bright and spacious lounge
- Sought after location



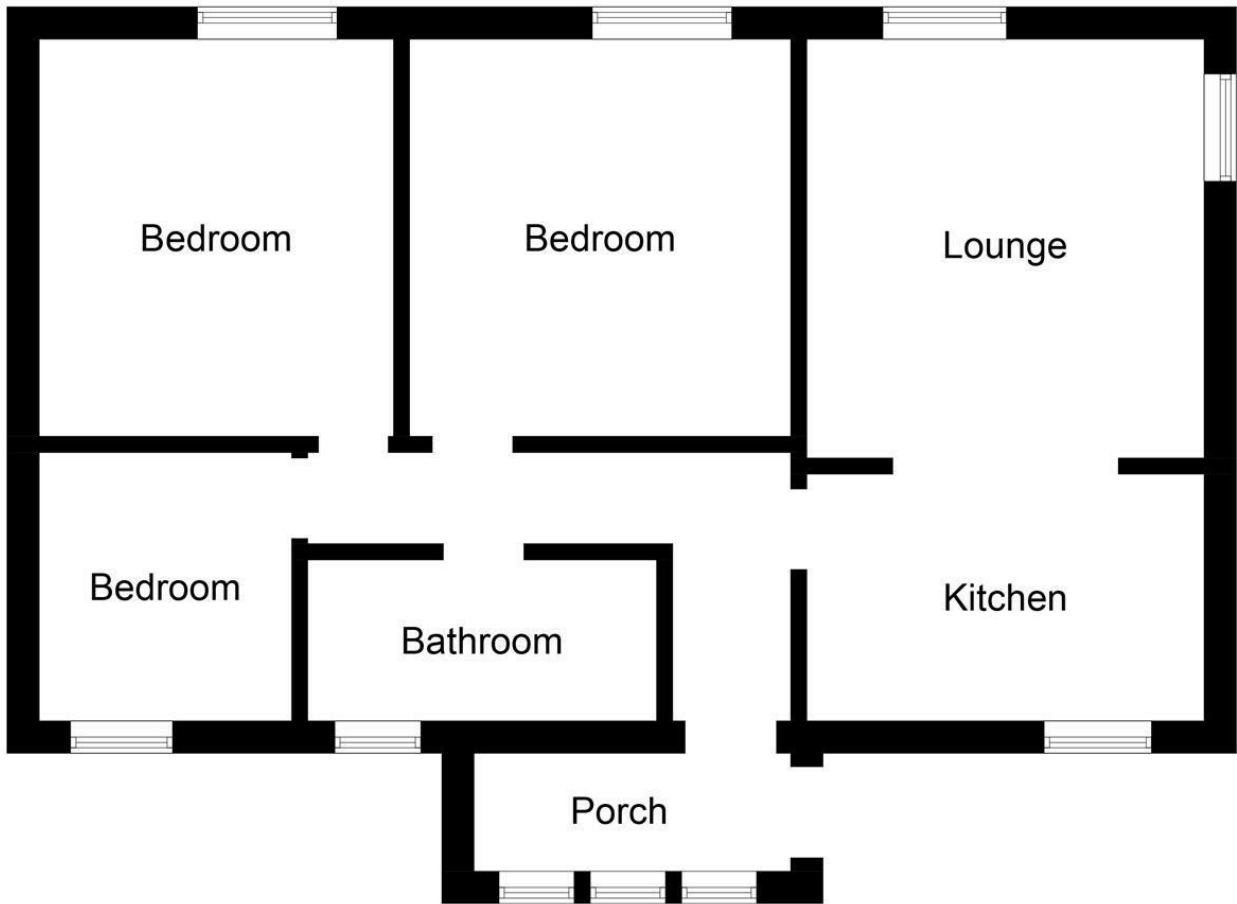
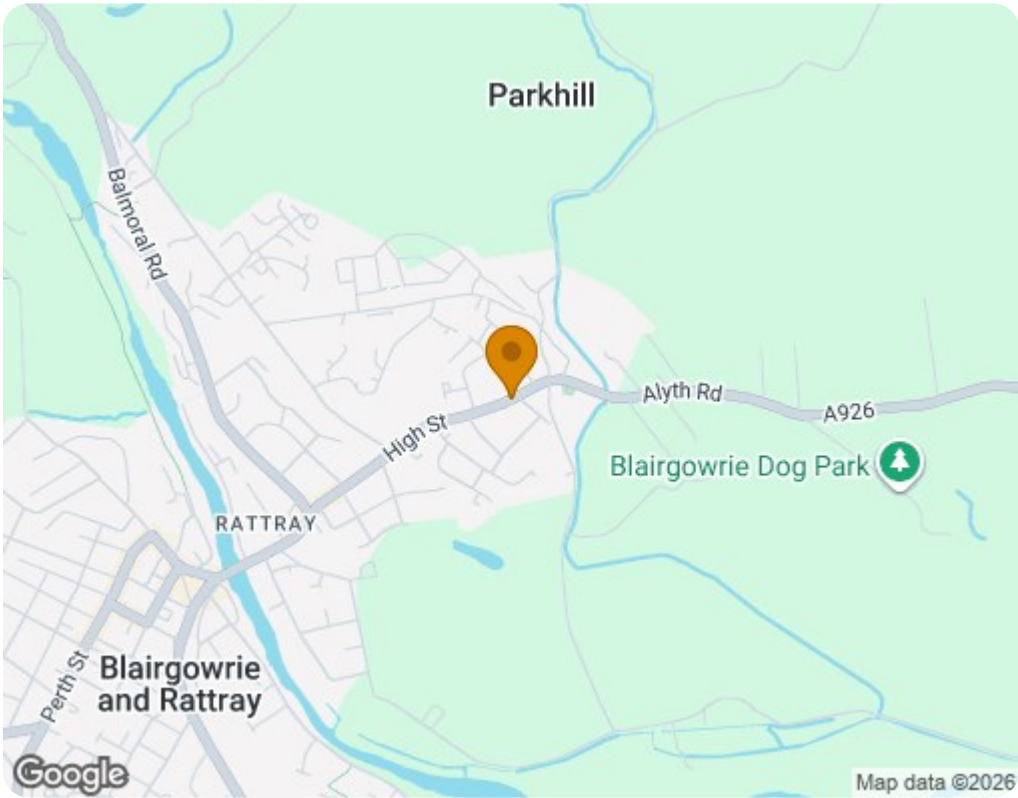


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1259823)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
Scotland EU Directive 2002/91/EC		