

1 MacDonald Crescent

RATTRAY, BLAIRGOWRIE, PH10 7BP



This beautifully maintained three-bedroom end-terraced home offers spacious accommodation



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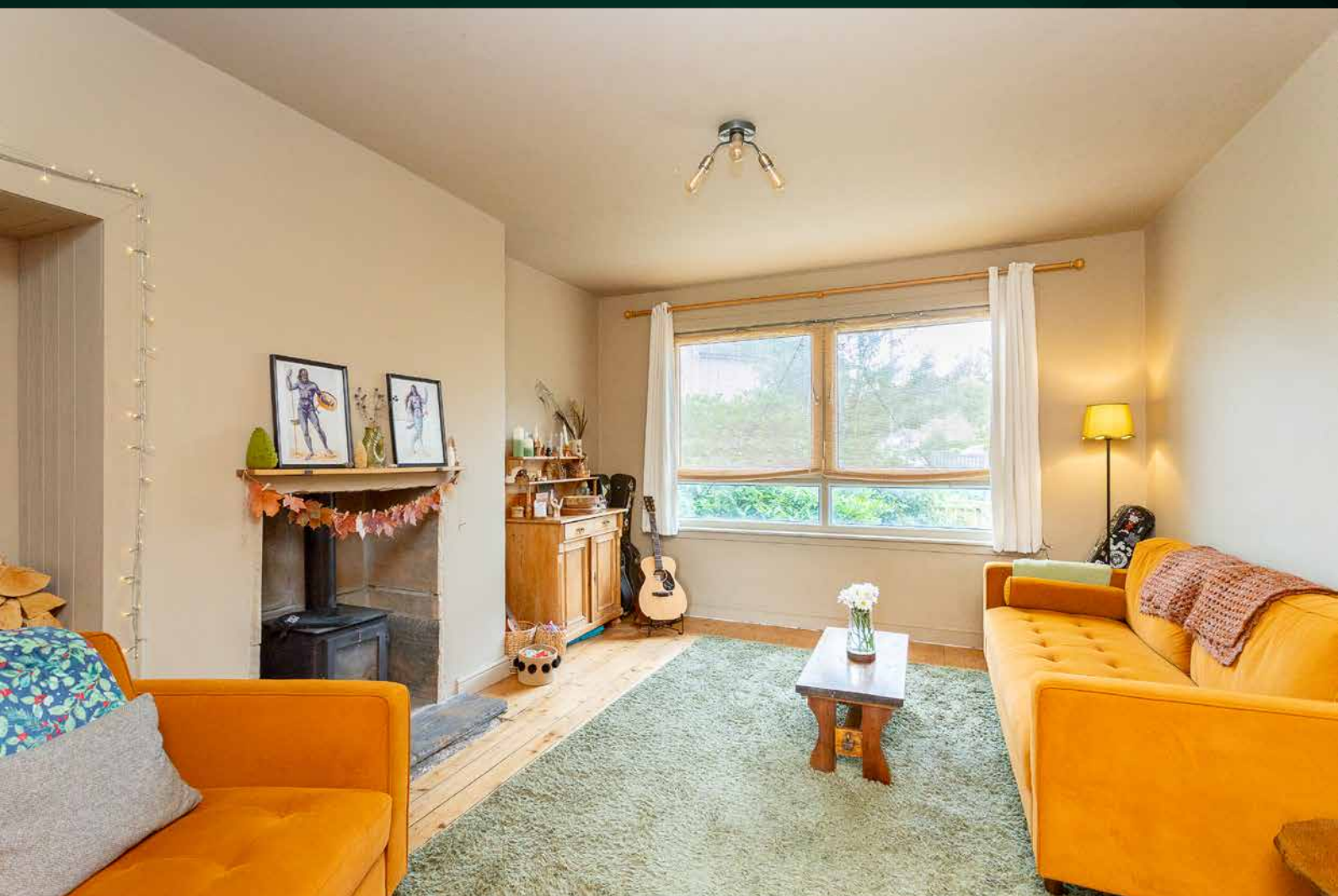


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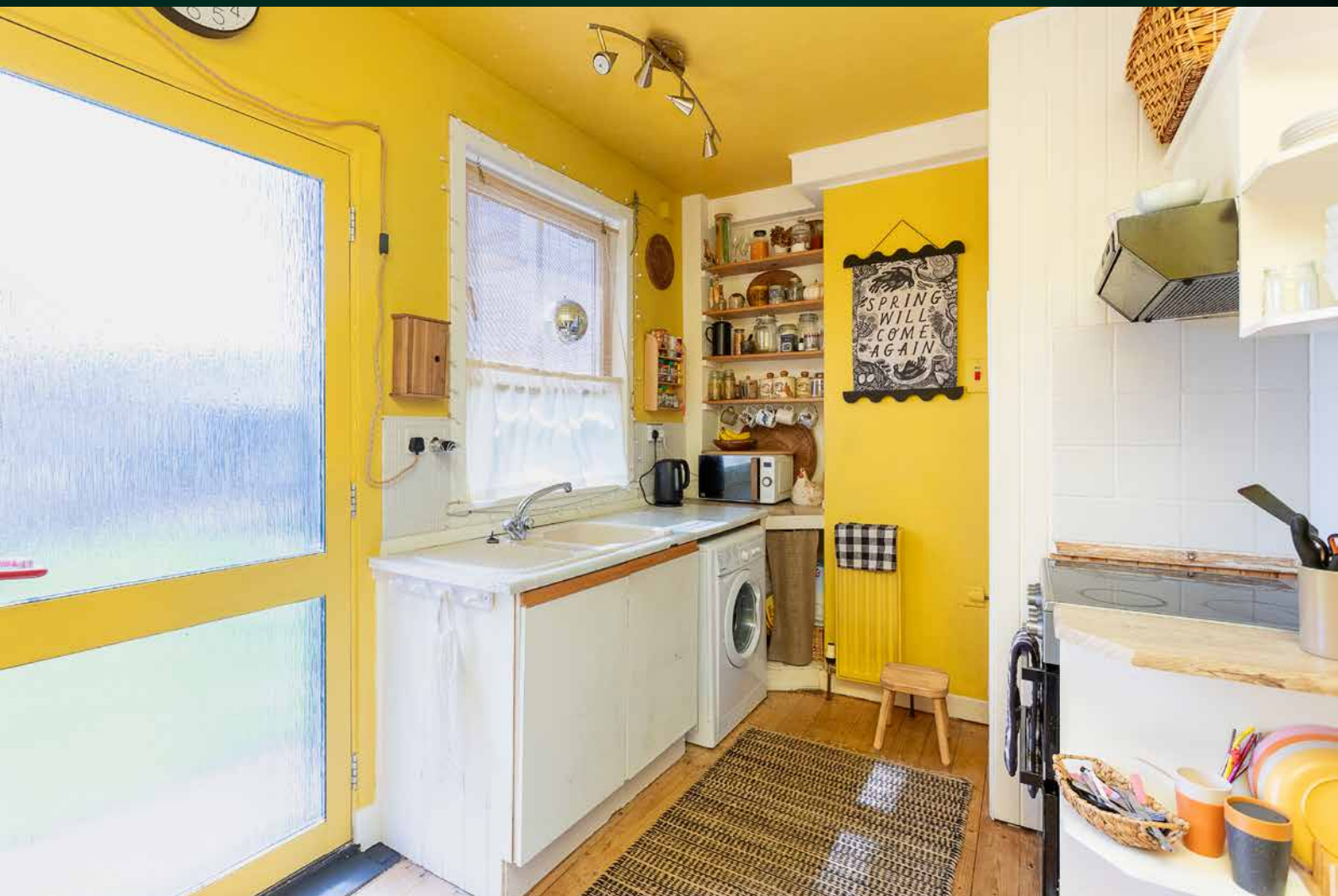
McEwan Fraser Legal is delighted to present this three-bedroom home in Blairgowrie. The very best family homes are often those that have simply been well cared for. Warm, welcoming and ready to be enjoyed, this spacious end-terraced home offers exactly that. Occupying a generous end-of-terrace position within the established community of Rattray, this beautifully maintained home combines practical family accommodation with a welcoming atmosphere that immediately makes you feel at home. Offering bright, well-proportioned living spaces, three comfortable bedrooms and attractive gardens, it presents an excellent opportunity for first-time buyers, growing families or those seeking a home that is ready to enjoy from the day they collect the keys.

THE LOUNGE



A welcoming entrance hallway introduces accommodation that has clearly been cared for over many years. The lounge is both bright and inviting, centred around a charming log-burning stove that sits within the original fireplace, creating a wonderful focal point and a cosy place to gather during the colder months. It is a room that effortlessly balances comfort with character, making it equally suited to quiet evenings or spending time with family and friends.

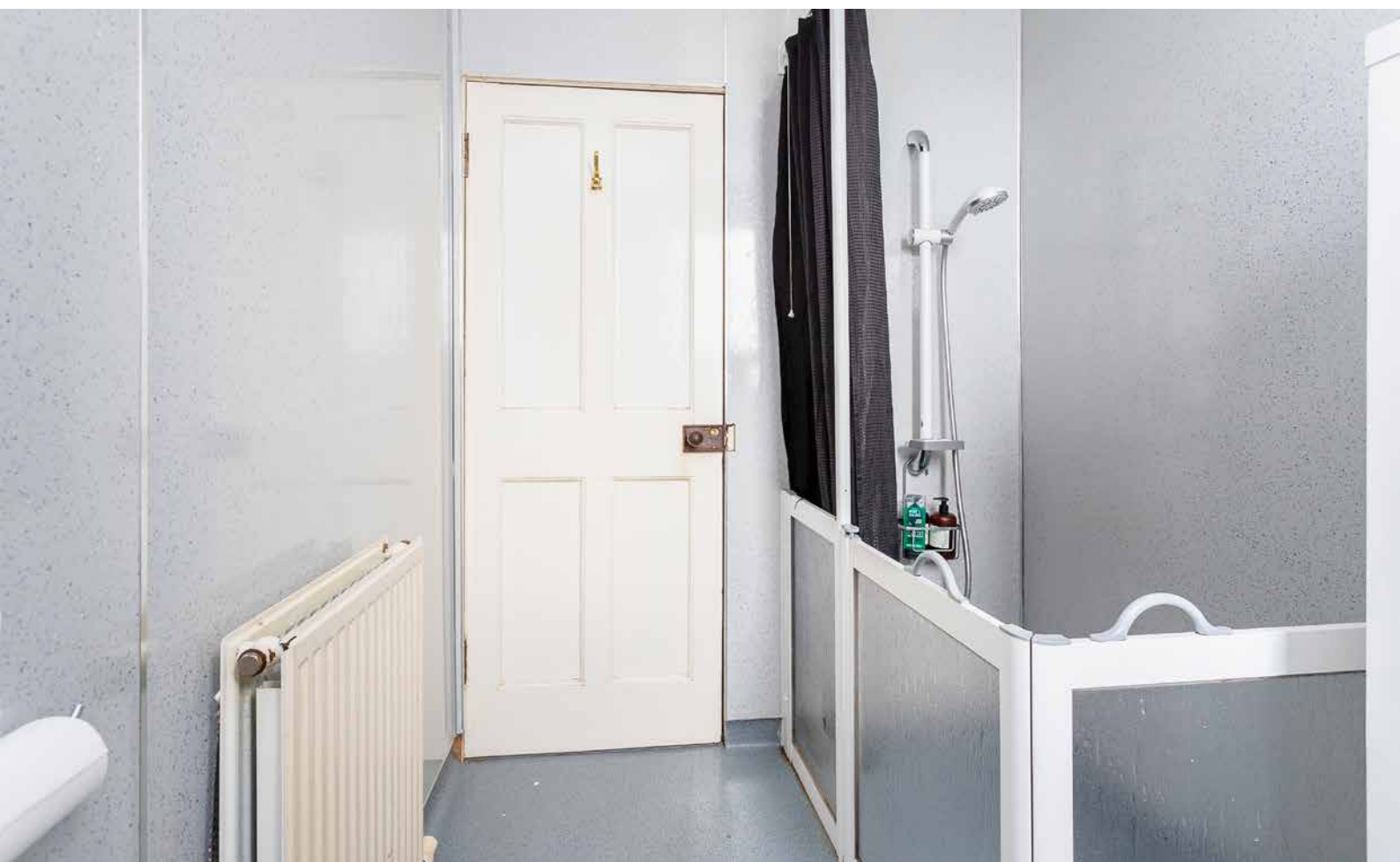
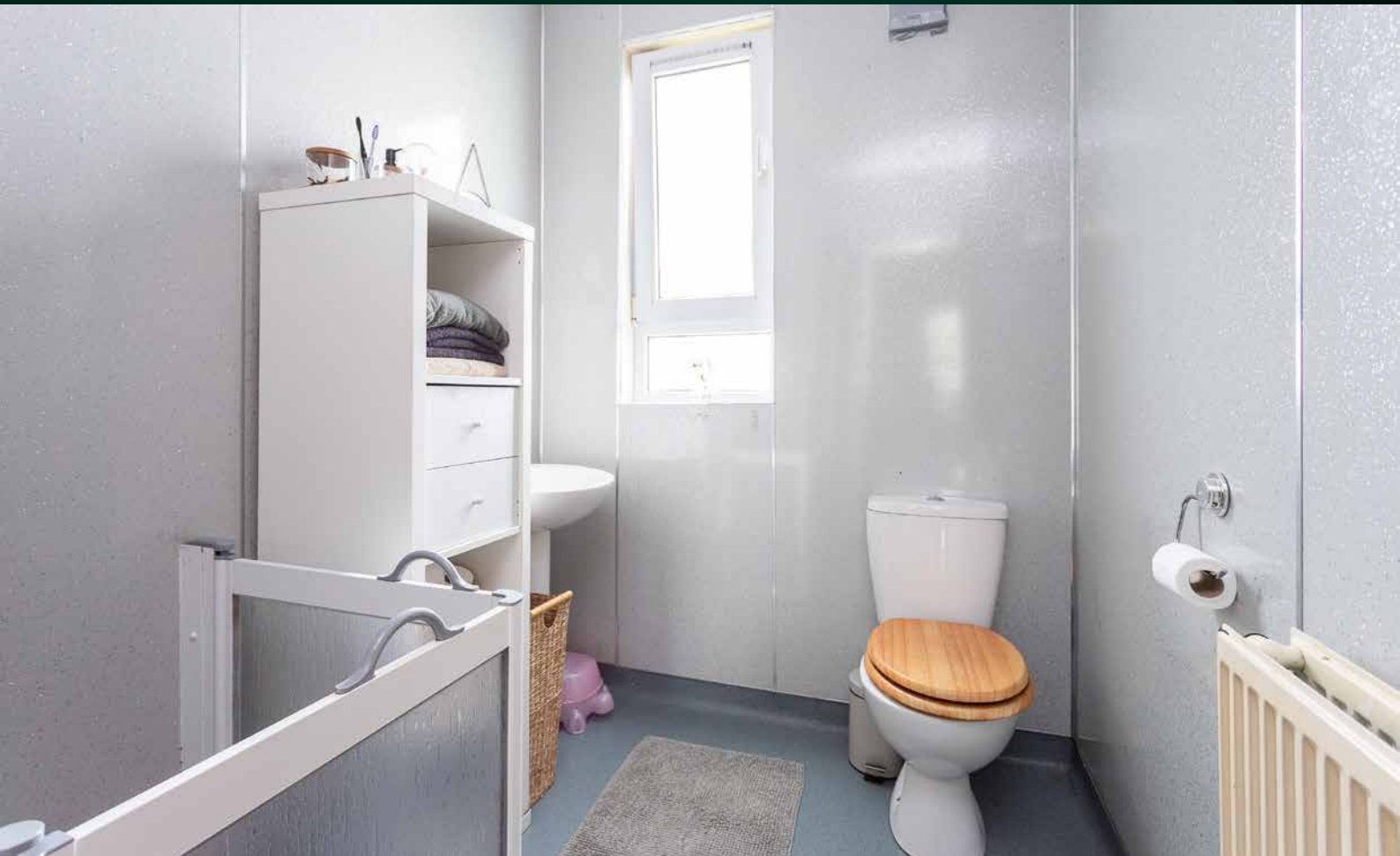
THE KITCHEN



The kitchen is practical, well planned and offers excellent storage together with ample workspace for everyday cooking. Positioned to the rear of the property, it provides easy access to the garden, making outdoor dining and family life particularly convenient throughout the warmer months. Completing the ground floor is a contemporary shower room, thoughtfully arranged to provide convenience for modern living.



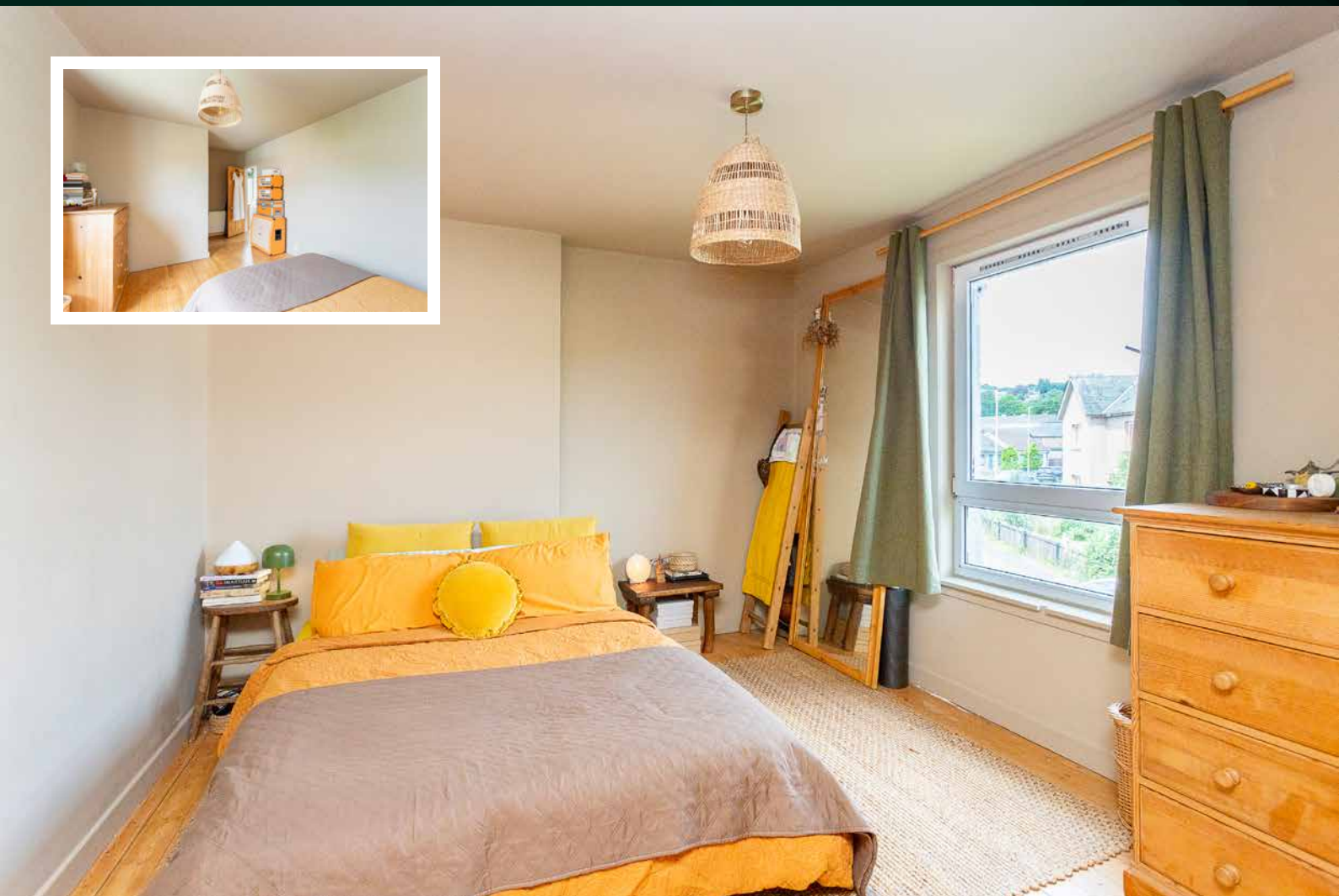
THE SHOWER ROOM





Upstairs, three well-proportioned bedrooms provide flexible accommodation for growing families, visiting guests or those requiring dedicated home office space. Each room enjoys excellent natural light and offers the versatility expected of a home designed to adapt as family life evolves.

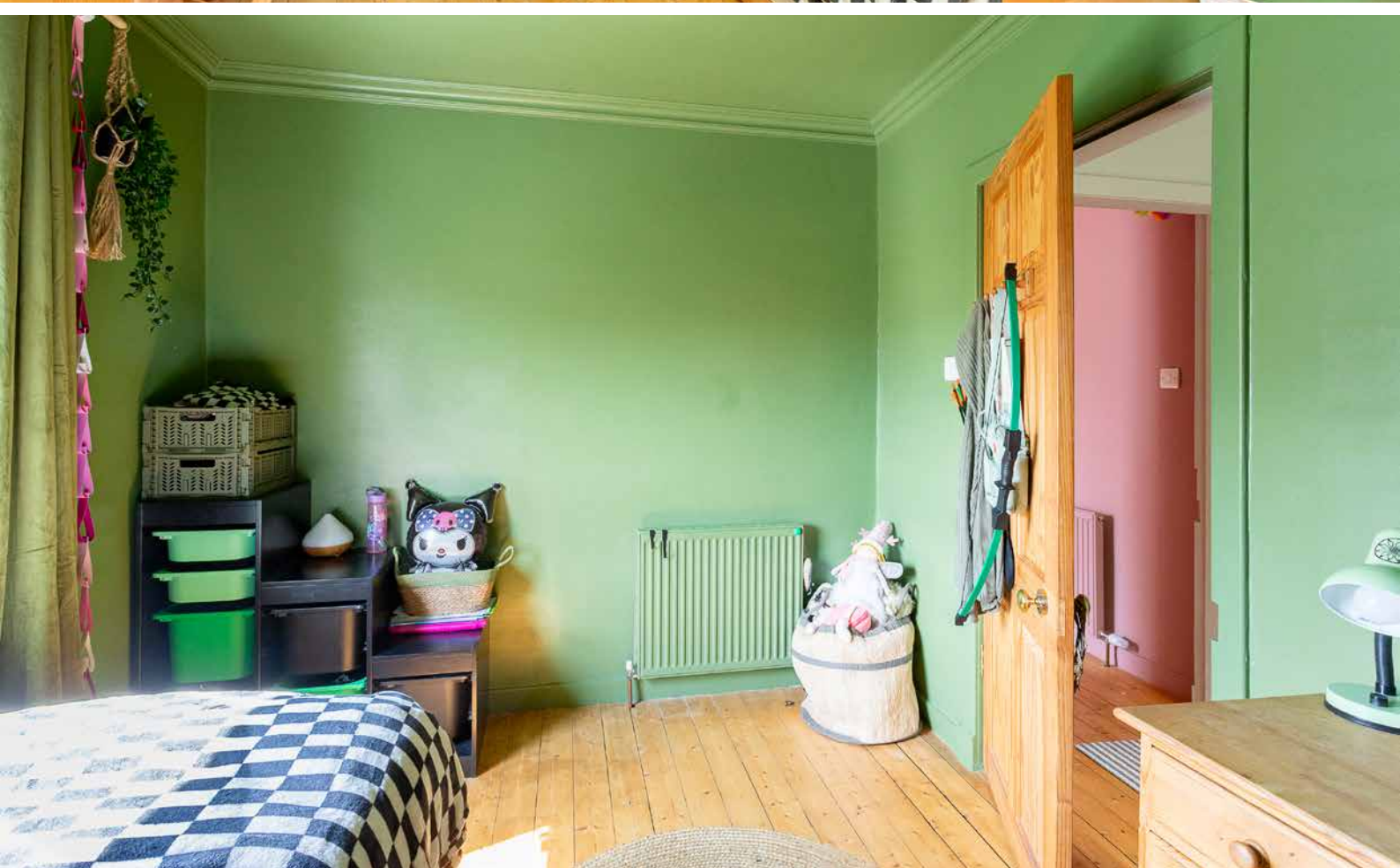
BEDROOM 1



BEDROOM 2



BEDROOM 3



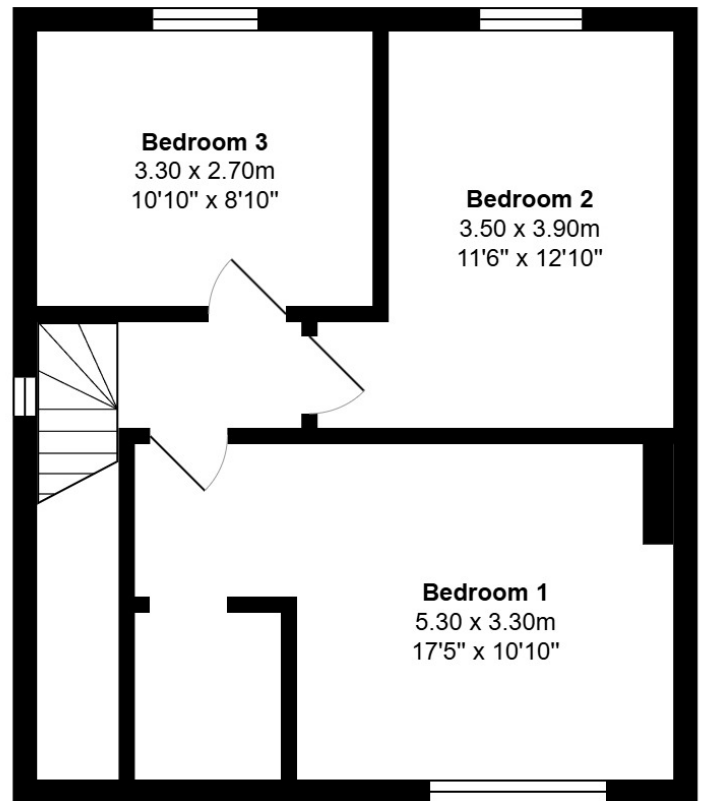
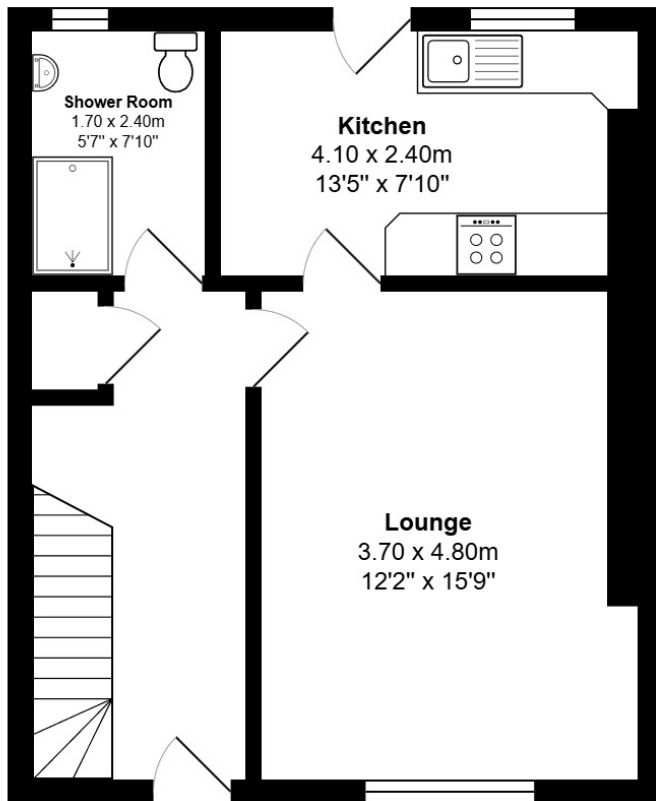
Outside, the property continues to impress. Occupying a generous end plot, the home enjoys gardens to both the front and side, creating valuable outdoor space rarely found with similar properties. The gardens offer an excellent opportunity for children to play, keen gardeners to personalise, or simply to enjoy a peaceful afternoon in the sunshine. To the rear, a shared drying green continues the traditional sense of community that has long characterised homes within this established neighbourhood.

Double glazing, efficient heating and the reassurance of a home that has been carefully maintained throughout combine to create a property that offers genuine peace of mind for its next owners. Homes are not remembered because they are extravagant; they are remembered because they feel right. This is one of those homes. Comfortable, honest and beautifully cared for, it offers an opportunity to become part of a friendly community while creating memories for many years to come.

EXTERNALS



FLOOR PLAN & DIMENSIONS



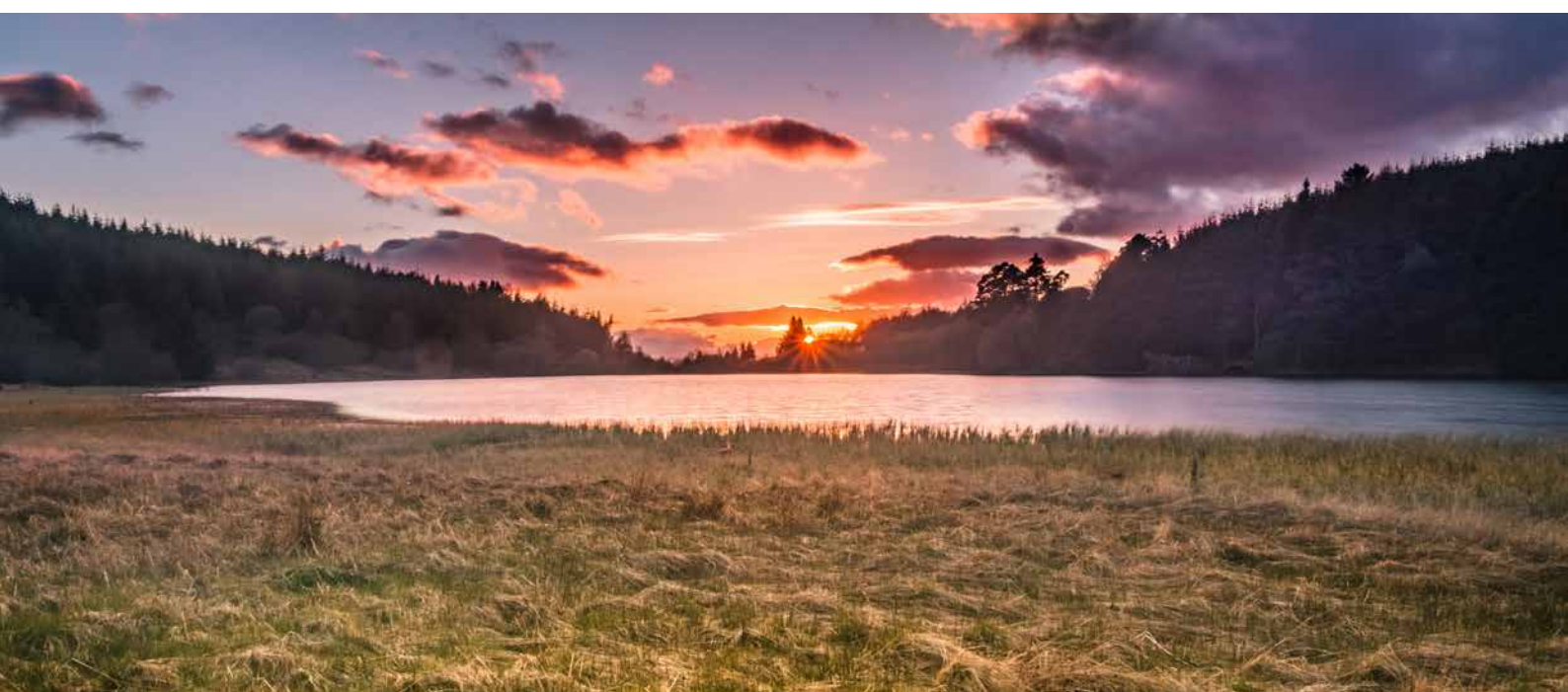
Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 90m² | EPC Rating: D



THE LOCATION

Situated within the popular village of Rattray, this home enjoys the best of both worlds: a peaceful residential setting with the convenience of the vibrant market town of Blairgowrie just a short walk away. Together, Rattray and Blairgowrie form one of Perthshire's most attractive communities, renowned for their welcoming atmosphere, excellent local amenities and beautiful natural surroundings. The area offers a wide selection of independent shops, cafés, restaurants, supermarkets, healthcare facilities and well-regarded primary and secondary schools, making it particularly popular with families.





The nearby River Erich winds through the heart of the community, providing picturesque riverside walks, while the surrounding Perthshire countryside offers endless opportunities for walking, cycling and outdoor recreation. Just beyond the town, the rolling hills of Highland Perthshire provide spectacular scenery throughout every season, making the area especially appealing to those who enjoy an active lifestyle.

Despite its peaceful setting, Blairgowrie enjoys excellent road connections to Perth, Dundee and beyond, making commuting straightforward while allowing residents to enjoy the slower pace and stronger sense of community that this part of Perthshire is so well known for.

Whether you're taking a morning stroll through the town centre, exploring nearby woodland trails or enjoying coffee in one of the local cafés, life in Rattray is defined by its balance of convenience, community and countryside. It is this combination that continues to make the area one of Perthshire's most enduringly popular places to call home.



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