



21 Glenisla Court, Rattray, Blairgowrie, PH10 7AX

Offers Over £128,950



NEXTHOME

ESTATE & LETTING AGENTS

Buying with Next Home

21 Glenisla Court, Rattray, Blairgowrie, PH10 7AX

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week until 9pm



Registered Buyers



No obligation
mortgage advice



Conveyancing
Quotations



First Time Buyer
with No Deposit



Next Home's
Buying Guide



Next Home
Open Days

About the Area

21 Glenisla Court enjoys a peaceful setting while remaining conveniently close to the excellent amenities of nearby Blairgowrie town centre.

A wide range of shops, supermarkets, cafés, restaurants and local services are all within easy reach, providing everything needed for day-to-day living.

The property is well placed for families, with primary and secondary schooling available nearby, as well as leisure facilities including a swimming pool, sports centre and golf courses. The surrounding Perthshire countryside offers an abundance of outdoor pursuits, scenic walks and cycling routes, while the renowned Catevan Trail and Glens are easily accessible.

Excellent road links connect the area to Perth, Dundee and beyond, making this an ideal location for commuters seeking the balance of a quiet residential setting and convenient access to amenities.





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Property Summary

This well-presented two bedroom mid-terraced villa offers bright and spacious accommodation, making it an ideal home for first-time buyers, downsizers or buy-to-let investors.

The accommodation begins with a welcoming entrance hallway, complete with a useful built-in storage cupboard. From here, access is provided to a generous lounge/dining room, a bright and comfortable space with both front and rear facing windows allowing natural light to flow through the room.

The kitchen is well presented and fitted with a range of wall and base units, providing ample storage and workspace, along with a large cupboard/larder for additional practicality.

A stairwell leads to the upper landing, where there is a further storage cupboard. The property offers two double bedrooms, both benefitting from built-in wardrobes. The principal bedroom further benefits from an additional wardrobe, which also provides access to the attic space. Completing the accommodation is a three-piece bathroom suite with 'mira' shower overhead.

Externally, the property enjoys a low maintenance front garden, with on-street parking available nearby. To the rear, there is a well-maintained garden laid with stones and enclosed by fencing with privacy screening, creating a pleasant and private outdoor space. An outbuilding provides excellent storage



Key property features

- ✓ Ideal for first time buyers
- ✓ 2 double bedrooms
- ✓ Immaculately presented
- ✓ Spacious rooms throughout
- ✓ Good Storage
- ✓ New carpets on stairwell and 1st floor
- ✓ Electric heating
- ✓ Close to local amenities
- ✓ Chain free
- ✓ Private garden















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the most accurate valuation.

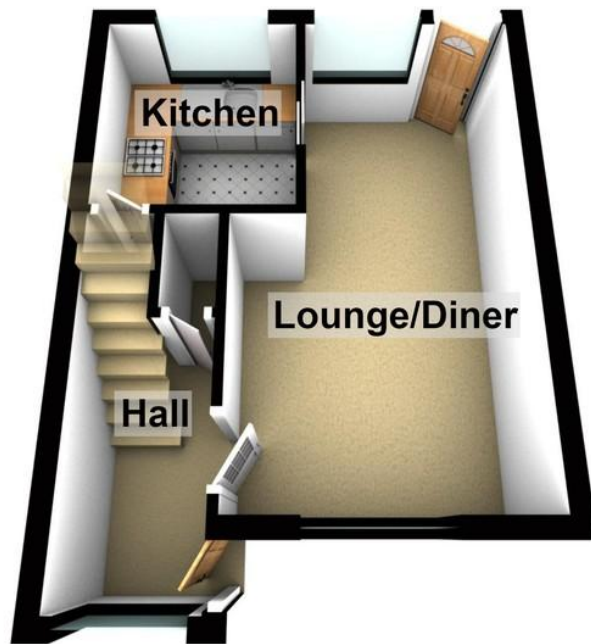


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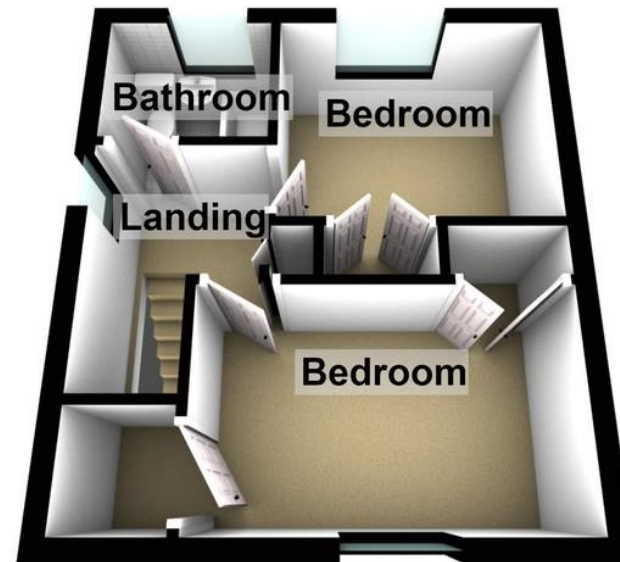
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Floorplans

Ground Floor



First Floor



Property Room Sizes

HALL

4' 6" x 3' 7" (1.37m x 1.09m)

LOUNGE.DINER

21' 7" x 11' 1" (6.6m x 3.4m)

KITCHEN

9' 2" x 8' 2" (2.8m x 2.5m)

LANDING

BEDROOM

14' 9" x 9' 6" (4.5m x 2.9m)

BEDROOM

11' 5" x 9' 6" (3.5m x 2.9m)

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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