

MILLER GERRARD

Solicitors and Estate Agents



14 HERDMAN PLACE

RATTRAY

BLAIRGOWRIE

PH10 7FB

OFFERS OVER

£190,000

EPC RATING 'B'

COUNCIL TAX BAND 'C'

A WELL PROPORTIONED THREE BEDROOM SEMI-DETACHED VILLA PRESENTED IN SUPERB CONDITION IN A DESIRABLE RESIDENTIAL AREA.

THE PROPERTY BENEFITS FROM DRIVEWAY, EV CHARGING POINT, SOLAR PANELS, SPACIOUS GARDENS, GAS CENTRAL HEATING AND DOUBLE GLAZING.

Hallway: A spacious and bright hallway fitted with laminate flooring, storage cupboard and stairs to the upper floor.

Kitchen: A modern fitted kitchen with a range of floor and wall units, integrated appliances, electric oven and gas hob, vinyl flooring, breakfast bar and window to the front of the property.

Living area: Open plan lounge and dining area, carpet, patio doors leading out to the rear garden.

Shower room: Downstairs shower room with tiled floor and half tiled walls, mains shower, WC and wash hand basin.

Carpeted staircase with open balustrade leads to the first floor, window to the half landing giving natural light.

Bedroom 1: Spacious double bedroom, carpet, window to the front and built in wardrobes.

Bedroom 2: Spacious bright double room, fitted carpet, window to the rear and built in wardrobe.

Bedroom 3: With fitted carpet, window to the front of the property and built in wardrobe.

Bathroom: With shower over the bath, built in WC and sink, tiled floor and partial tiled walls.

Exterior & Location

Externally, the front features a lawn area and a large mono-block private driveway with side-by-side parking for two cars. The generous, private rear garden is fully enclosed by secure timber fencing, providing a safe environment for children and pets. It features a level lawn alongside a slabbed patio area, creating a perfect low-maintenance setting for outdoor dining and summer entertaining.

Tucked away in a peaceful residential development in Rattray, Herdman Place offers immediate access to local primary schooling, scenic riverside walks and the independent shops, cafes and amenities of Blairgowrie town centre. Excellent commuter links bring both Perth and Dundee within a convenient 30-minute drive.





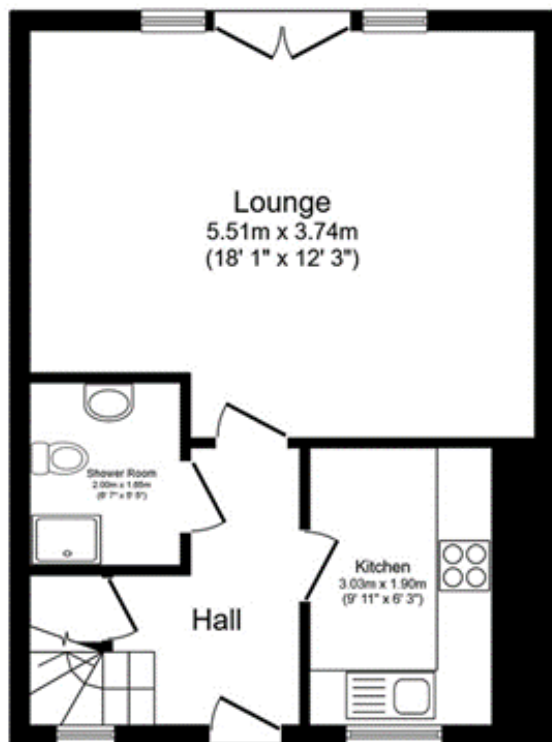




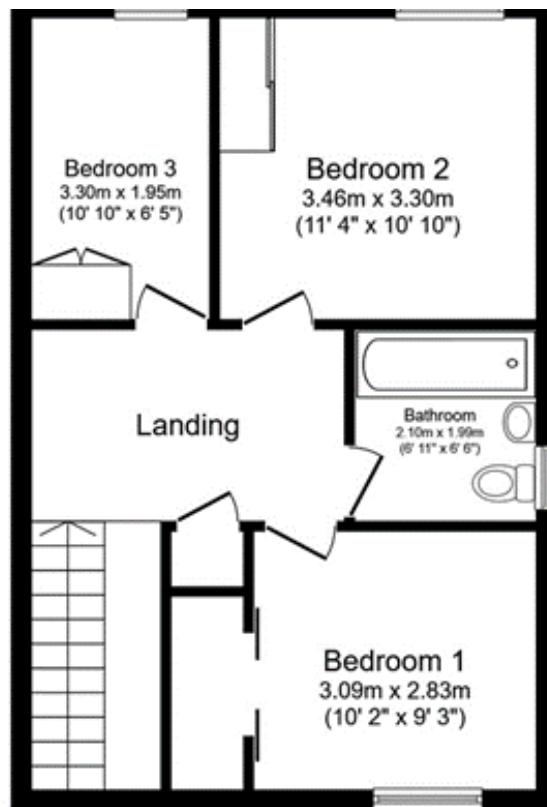








Ground Floor



First Floor

ROOM DIMENSIONS	(in meters)		(in meters)
LOUNGE	5.51 X 3.74	KITCHEN	3.03 X 1.90
SHOWER ROOM	2.00 X 1.65	BEDROOM 1	3.09 X 2.83
BEDROOM 2	3.46 X 3.30	BEDROOM 3	3.30 X 1.95
BATHROOM	2.10 X 1.99		

MILLER GERRARD

SOLICITORS & ESTATE AGENTS

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Please note - if any domestic appliances are included in the price, they must be accepted as seen, with no guarantee as to their condition. It is strongly recommended that any interested party should read the Home Report on the property. Any matters concerning the property mentioned in the Home Report should be considered to have been disclosed by these particulars of sale.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given..

THE ABOVE PARTICULARS, WHILE BELIEVED TO BE TRUE, ARE NOT GUARANTEED AND WILL NOT BE HELD TO FORM PART OF ANY CONTRACT OF SALE