

# MILLER GERRARD

Solicitors and Estate Agents



**DUROMAER**

**VICTORIA STREET**

**RATTRAY**

**PH10 7AG**

**OFFERS OVER**

**£345,000**



**EPC RATING 'C'**

**COUNCIL TAX BAND 'E'**

Miller Gerrard are delighted to bring to the market Duromaer, a beautiful four bedroom detached bungalow set within a secluded and private area in Rattray. Inside the property boasts an open plan kitchen dining space with patio doors leading to the rear garden with raised patio and greenhouse. There is a utility room located off the kitchen and the rear door of the property. The living room is to the front of the property with dual aspect windows and patio doors out to the patio and garden.

There are four double bedrooms two of which are en-suite. There is also a good size family bathroom. The gardens wrap around the property and are well maintained. There is a single detached garage in the grounds which has an electric door and benefits from having power and water.

Duromaer is a beautiful property and really must be viewed to appreciate the house and its lovely setting.

The country town of Blairgowrie is conveniently situated within approximately 30 minutes by car of both the cities of Perth and Dundee with their onward rail and motorway connections. Amenities in the town include shops, supermarkets, senior and primary schools, recreation centre with swimming pool, cottage hospital, health centres, dental surgery and library. There are thriving sports clubs, cultural organisations and several golf courses locally. The beautiful Perthshire countryside is virtually on the doorstep with a wide variety of walks around Blairgowrie and more adventurous routes available in Strathardle, Glenshee and Glenisla, approximately 30 minutes by car.







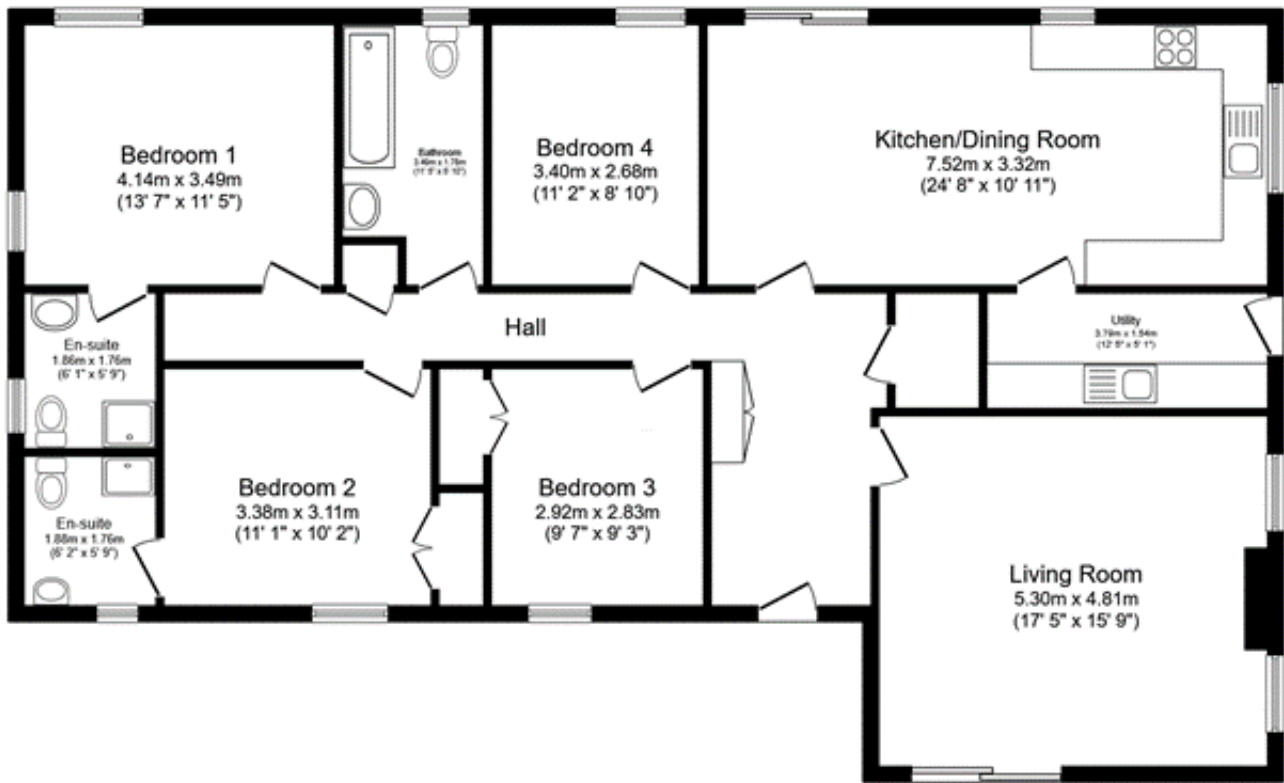












Floor Plan

ROOM DIMENSIONS	(in meters)		(in meters)
LIVING ROOM	5.30 X 4.81	KITCHEN / DINING ROOM	7.52 X 3.32
BEDROOM 1	4.14 X 3.49	BEDROOM 2	3.38 X 3.11
BEDROOM 3	2.92 X 2.83	BEDROOM 4	3.40 X 2.68
BATHROOM	3.49 X 1.78		

**MILLER GERRARD**

**SOLICITORS & ESTATE AGENTS**

**THE STUDIO**

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**BLAIRGOWRIE**

**PH10 6ET**

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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**