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Leading Perthshire Estate Agency

31 Honeyberry Crescent, Rattray, Blairgowrie, PH10 7RD

Offer Over £180,000



NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

31 Honeyberry Crescent, Rattray, Blairgowrie, PH10 7RD

Many thanks for your interest with 31 Honeyberry Crescent, Rattray, Blairgowrie, PH10 7RD.

Next Home Estate Agents dedicate themselves to be available when you are, offering an unbeatable service 7 days a week until 9pm.

We have the largest sales team in Perthshire, operating from our 5 offices throughout Perthshire and delivering more sales than any other estate agent.

Not only are we Perthshire's Number 1 choice but we are also local. One of the reasons we know the local markets so well is because we live here. So let us guide you through the selling and buying process.

If you're a first time buyer we have incentives to help get you onto the property ladder - our consultants can advise you through the whole process.

We offer free, no obligation mortgage advice to all our buyers.

If you have a property to sell, contact us to arrange a valuation. We are renowned in getting our customers moving quicker and at a higher price than our competitors. Put us to the test and get your free valuation today, call 01738 444342.

If you would like to be kept informed of other great properties like this one please register on our hot buyers list, where we will email you of new property listings and property open days.

About the Area

Ratray is a popular and well-established residential area on the edge of Blairgowrie, offering a strong sense of community alongside excellent everyday amenities.

The area benefits from local shops, primary schools, recreational facilities and scenic walks, with Blairgowrie town centre close by providing supermarkets, cafés and further services.

Surrounded by open countryside and the foothills of the Glamis and Angus Glens, Ratray is ideally placed for outdoor pursuits while remaining well connected, with good road links to Perth, Dundee and beyond. Its blend of village-style living, accessibility and attractive surroundings makes Ratray a sought-after location for families, professionals and downsizers alike.



Property Summary

Next Home are delighted to bring to the market this excellent opportunity for a first-time buyer looking to step onto the property ladder and purchase this 3 bedroom semi-detached villa set within a popular residential area of Rattray.

The ground floor comprises an entrance hall with convenient WC, a bright lounge with ample room for a range a free-standing furniture and a spacious kitchen/diner to the rear.

The kitchen offers ample space for dining and features French doors leading directly out to the rear garden — perfect for entertaining and everyday living.

Upstairs, there are three well-proportioned bedrooms, including a principal bedroom with en-suite shower room. A family bathroom serves the remaining bedrooms.

Externally, the property benefits from off-street parking to the front.

The rear garden is fully enclosed and designed for low maintenance, with paving and mature planting creating an attractive outdoor space to relax and enjoy.



Key property features

- ✓ Ideal for a first-time buyer
- ✓ Chain free
- ✓ 3 bedrooms
- ✓ Principal en-suite
- ✓ Close to local amenities
- ✓ Spacious rooms
- ✓ Popular residential area
- ✓ Close to good schooling
- ✓ Ideal for a family
- ✓ South facing garden









An aerial photograph of a suburban residential neighborhood, featuring rows of houses with red brick walls and grey tiled roofs. The houses are set back from the roads with green lawns and some have small sheds or garages. The entire image is covered with a semi-transparent blue filter. The text is overlaid on the upper half of the image.

Have a property to sell?

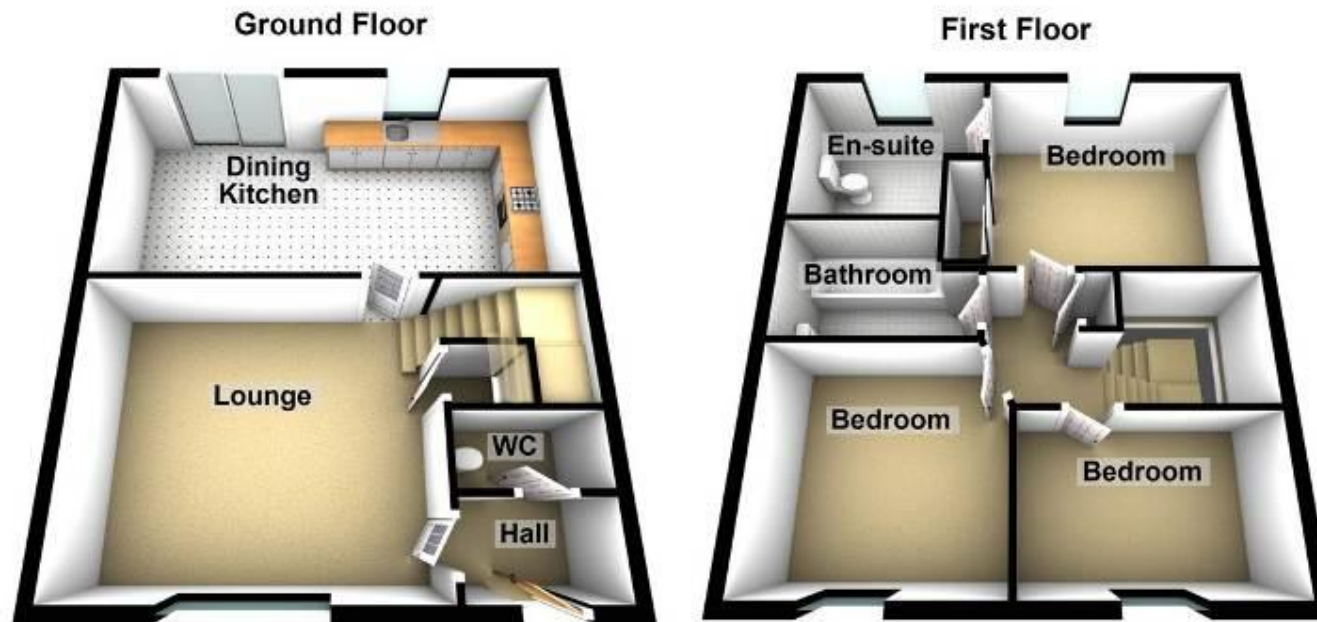
An expert from our local branch will provide you with the most accurate valuation.



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Floorplans





Property Room sizes

HALL

5' 1" x 4' 11" (1.55m x 1.5m)

W/C

5' 2" x 3' (1.57m x 0.91m)

LOUNGE

14' 11" x 12' 11" (4.55m x 3.94m)

DINING KITCHEN

17' 7" x 9' 2" (5.36m x 2.79m)

BEDROOM

9' 9" x 9' 4" (2.97m x 2.84m)

ENSUITE

7' 8" x 5' 7" (2.34m x 1.7m)

BEDROOM

9' 6" x 8' 11" (2.9m x 2.72m)

BEDROOM

8' 5" x 8' 3" (2.57m x 2.51m)

BATHROOM

6' 8" x 5' 7" (2.03m x 1.7m)

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.



TO ARRANGE A VIEWING OF THIS PROPERTY PLEASE TELEPHONE YOUR LOCAL BRANCH BELOW:

63 – 65 George Street, Perth 01738 44 43 42

41 - 43 Allan Street, Blairgowrie..... 01250 39 80 02

47a Atholl Road, Pitlochry..... 01796 54 80 14

1a James Square, Crieff.....01764 65 00 44

211 High Street, Auchterarder.....01764 66 36 66

Email sales@nexthomeonline.co.uk

For more information about Next Home and our services please visit www.nexthomeonline.co.uk

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