



8 Hatton Place, Rattray, Blairgowrie, PH10 7AN

Offers Over £90,000



NEXTHOME

ESTATE & LETTING AGENTS

Buying with Next Home

8 Hatton Place, Rattray, Blairgowrie, PH10 7AN

Many thanks for your interest with 8 Hatton Place, Rattray, Blairgowrie, PH10 7AN.

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

Blairgowrie is a vibrant town set on the banks of the River Erich and is widely regarded as the gateway to Glenshee and the Cairngorms. Known for its thriving community and stunning surroundings, Blairgowrie offers a great selection of shops, cafés, restaurants, and leisure facilities, along with highly regarded schools.

The town is popular with outdoor enthusiasts, offering easy access to walking, cycling, skiing at Glenshee, and world-class golf courses. Excellent road links connect Blairgowrie to Perth, Dundee, and further afield, making it a convenient base for commuters.

Housing ranges from traditional stone villas and cottages to modern family homes, appealing to a wide range of buyers.



Property Summary

This well-presented two-bedroom first-floor flat offers bright, spacious and well-proportioned accommodation, making it an excellent choice for first-time buyers, downsizers, small families or buy-to-let investors.

The accommodation is accessed via a welcoming entrance hallway which provides access to the principal rooms. The spacious lounge offers plenty of room for both relaxing and entertaining, while the fitted kitchen provides a practical space for everyday cooking and dining.

There are two generously sized bedrooms, offering flexibility for couples, families, guests or those requiring a home office. Completing the accommodation is the bathroom.

Offering generous room sizes, a practical layout and a convenient location, this is a comfortable and versatile home with plenty of appeal to a wide range of purchasers.



Key property features

- ✓ Well-presented first-floor flat
- ✓ Two generous bedrooms
- ✓ Bright and spacious lounge
- ✓ Well-proportioned accommodation throughout
- ✓ Established residential location
- ✓ Close to local shops, schools and transport links
- ✓ Ideal first-time purchase
- ✓ Private garden
- ✓ Gas central heating











Have a property to sell?

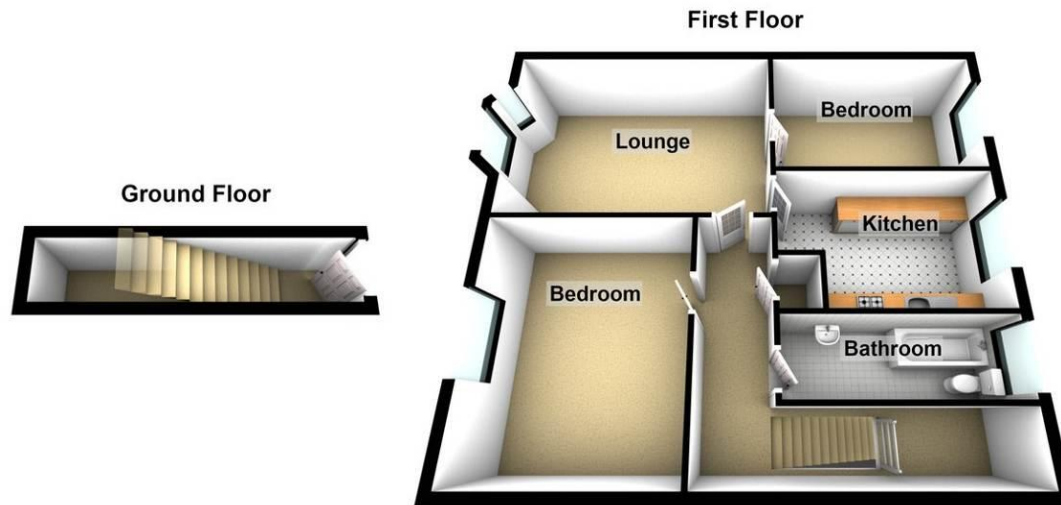
An expert from our local branch will provide you with
the most accurate valuation.



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Floorplans





Property Room Sizes

HALL

LOUNGE

14' 9" x 14' 1" (4.5m x 4.29m)

KITCHEN

9' 11" x 7' 11" (3.02m x 2.41m)

BEDROOM

11' 1" x 10' 5" (3.38m x 3.18m)

BEDROOM

10' 4" x 9' 9" (3.15m x 2.97m)

BATHROOM

9' 1" x 4' 7" (2.77m x 1.4m)

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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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

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