

MILLER GERRARD

Solicitors and Estate Agents



**FERNBANK
HIGH STREET
RATTRAY
PH10 7DE**

**OFFERS OVER
£250,000**



**EPC RATING 'D'
COUNCIL TAX BAND 'C'**

Fernbank, High Street, Rattray, PH10 7DE

Fernbank is a charming 3-bedroom detached villa that effortlessly combines traditional character with modern family comfort. Tucked away on the High Street in Rattray, this stone-built home features a highly flexible layout with one double bedroom on the ground floor and two further bedrooms upstairs, alongside a fully enclosed rear garden and a convenient attached workshop. Equipped with efficient gas central heating and full double glazing, the villa retains its beautiful period charm while offering a layout tailored for easy, multi-generational modern living.

Key Features

Flexible 3-Bedroom Layout: Features a versatile double bedroom on the ground floor and two spacious bedrooms upstairs.

First-Floor Family Shower Room: Includes a contemporary, practical shower room serving the upper-floor bedrooms.

Inviting Living Spaces: Offers an open-plan lounge and dining area that serves as a bright and welcoming hub for family life.

Attached Workshop: Provides a fantastic, versatile space directly connected to the property, perfect for DIY enthusiasts, trades, or extra storage.

Enclosed Rear Garden: Features a private, low-maintenance outdoor space ideal for relaxing, outdoor dining and safe children's play.

Perfect Family Location: Situated just a short, safe walk from the local nursery and Rattray Primary School.

Property Overview

Step inside Fernbank to discover a bright, beautifully presented interior that blends classic architectural character with modern convenience. The ground floor opens into a spacious, open-plan lounge and dining room that maximises natural light. Conveniently located on this level is the first of the three double bedrooms, offering excellent accessibility and flexibility for guests, teenagers or those requiring a ground-floor living option. The attached workshop is accessible directly from the exterior, making it incredibly practical for projects, tool storage or hobbies without cluttering the main home.

Upstairs, the first-floor landing leads to two additional well-proportioned double bedrooms, offering peaceful views and excellent built-in potential. Serving the upper level is the modern family shower room, thoughtfully designed with contemporary fixtures for everyday convenience.

Location & Amenities

Perfectly positioned for effortless family logistics, Fernbank cuts down the morning rush. The local nursery and Rattray Primary School are both situated just a short walk away, meaning young children can commute safely without the stress of a school drive.

The villa also enjoys close proximity to local conveniences, including the nearby Scotmid Coop on Hatton Road and the expansive green spaces of Davie Park. Just across the River Ericht lies the bustling town centre of Blairgowrie, offering independent shops, cosy cafes and essential supermarket services. Early viewing is highly recommended to fully appreciate the outstanding combination of traditional charm, space and a premium family location.





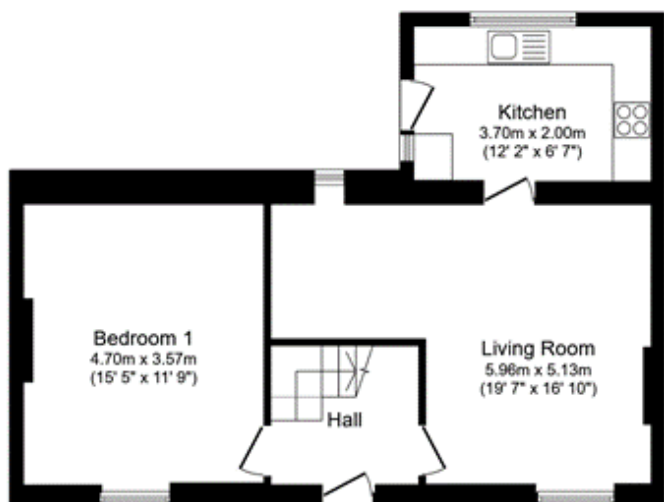




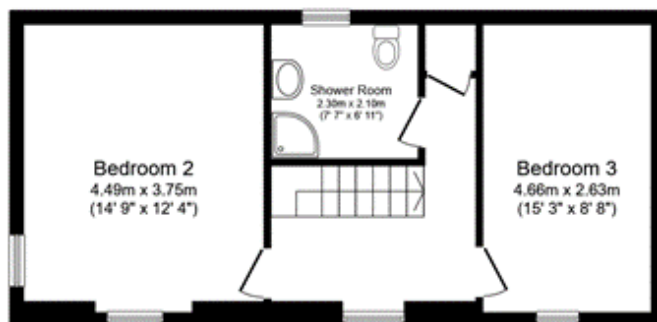








Ground Floor



First Floor

Total floor area: 100.0 sq m. (1,076 sq ft.)

ROOM DIMENSIONS	(in meters)		(in meters)
LIVING ROOM	5.96 X 5.13	KITCHEN	3.70 X 2.00
BEDROOM 1	4.70 X 3.57	BEDROOM 2	4.49 X 3.75
BEDROOM 3	4.66 X 2.63	SHOWER ROOM	2.30 X 2.10

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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..

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