



9 Back Row, Rattray, Blairgowrie, PH10 7DT

Offers Over £125,000

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9 Back Row, Rattray, Blairgowrie, PH10 7DT

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9 Back Row, Rattray, Blairgowrie, PH10
7DT.

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About the area

Rattray sits just across the River Erich from Blairgowrie and offers a peaceful residential setting while remaining close to a wide range of everyday amenities. Blairgowrie provides supermarkets, independent shops, cafés, restaurants, schools and leisure facilities, with attractive riverside walks and surrounding countryside also close by.

The area is well placed for commuting, with convenient road links towards Perth, Dundee and the wider Perthshire area. Nearby countryside, woodland and the Angus Glens provide plenty of opportunities for walking, cycling and outdoor pursuits, making Rattray a popular choice for those looking for a quieter setting without being far from local services.



Property Summary

This well-presented two-bedroom end-terraced home is situated within a quiet residential area of Rattray, Blairgowrie, offering comfortable accommodation over two levels together with private garden ground and off-street parking.

The ground floor opens into a entrance hall, leading through to a spacious lounge/dining room which provides plenty of room for both relaxing and dining. The fitted kitchen is positioned off the lounge, while the family bathroom is also conveniently located on the ground floor.

Upstairs, the property offers two generous double bedrooms, both providing excellent space for freestanding furniture and making the home well suited to couples, small families or those requiring a guest room or home office.

The property benefits from gas central heating and double glazing throughout, helping to provide a warm and comfortable home.

Outside, there is a fully enclosed front-facing garden, offering a private outdoor space to enjoy, together with off-street parking for two vehicles.

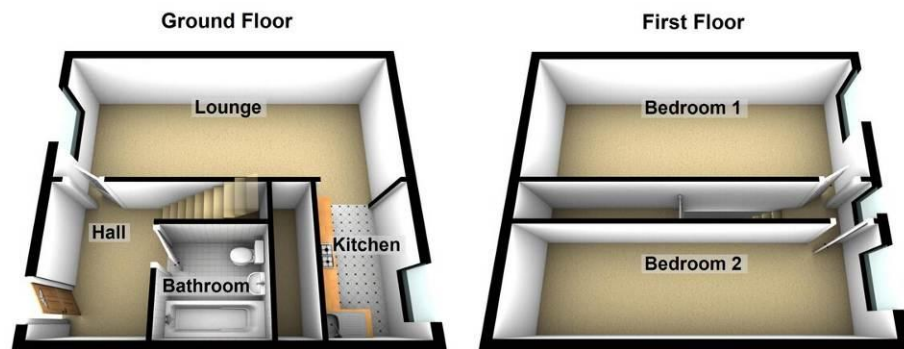


Key Property Features

- ✓ Two-bedroom end-terraced home
- ✓ Quiet residential setting in Rattray
- ✓ Spacious lounge/dining room
- ✓ Ground-floor family bathroom
- ✓ Gas central heating
- ✓ Fully enclosed front-facing garden
- ✓ Off-street parking for two vehicles
- ✓ Ideal for first time buyers
- ✓ Close to local amenities
- ✓ Great walks nearby



Floorplans





Property Room Sizes

ENTRANCE HALL 10' 12" X 3' 2" (3.35M X 0.97M)

LOUNGE/DINER 17' 6" X 8' 7" (5.33M X 2.62M)

KITCHEN 8' 11" X 5' 7" (2.72M X 1.7M)

BEDROOM 12' 5" X 8' 5" (3.78M X 2.57M)

BEDROOM 12' 5" X 6' 7" (3.78M X 2.01M)

BATHROOM 6' 6" X 5' 8" (1.98M X 1.73M)

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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