

# Buy your next home with Next Home

---

Leading Perthshire Estate Agency

Upper Flat Beech Bank, High Street, Rattray, Blairgowrie, PH10

Offers In Region Of £145,000

  
**NEXTHOME**  
ESTATE & LETTING AGENTS

# Buying with Next Home

---

Upper Flat Beech Bank, High Street, Rattray,  
Blairgowrie, PH10 7BT

Many thanks for your interest with Upper Flat Beech Bank, High Street, Rattray, Blairgowrie, PH10 7BT.

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 spacious three-bedroom upper flat offers generous accommodation, excellent storage and fantastic potential, ideally situated within the heart of Rattray.

The property is entered via its own entrance hall, leading to a large and welcoming upper hallway which provides access to all accommodation.

A standout feature is the substantial attic space, offering excellent potential for conversion.

The lounge is bright and well-proportioned, benefitting from dual aspect windows which allow natural light to flood the space.

The modern kitchen/dining room is well laid out with ample storage and space for a table and chairs, making it ideal for everyday living. Additionally there is a utility room.

There are two generous double bedrooms along with a study, which could also be utilised as a third bedroom or home office. A well-appointed bathroom completes the accommodation.

Externally, the property benefits from a private rear garden, mainly laid to lawn with a patio area and three useful outbuildings, providing excellent storage or workshop space.

A fantastic opportunity to acquire a spacious home with further potential in a convenient and popular location.



# Key property features

---

- ✓ Immaculately presented
- ✓ Ideal for a first-time buyer
- ✓ Garden
- ✓ 3 Outbuildings
- ✓ Modern kitchen
- ✓ Large attic ideal for conversion
- ✓ Utility room
- ✓ Spacious rooms throughout
- ✓ Bright apartment
- ✓ Close to local amenities











Have a property to sell?

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

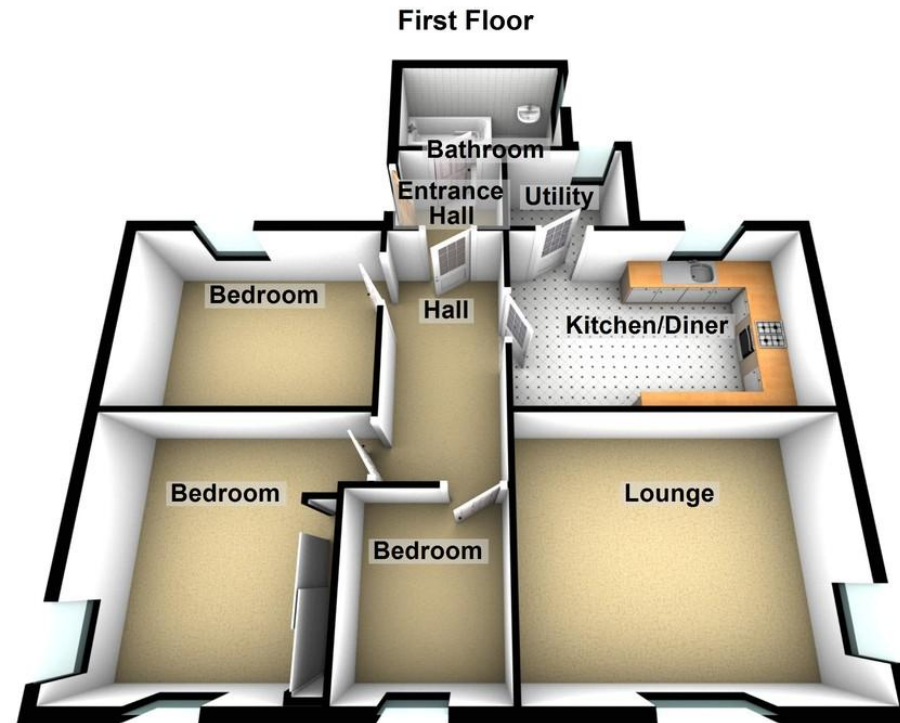


**NEXTHOME**

ESTATE & LETTING AGENTS

# Floorplans

---





# Property Room sizes

## ENTRANCE HALL

5' 6" x 4' 4" (1.68m x 1.32m)

## HALL

14' 4" x 5' 4" (4.37m x 1.63m)

## LOUNGE

15' 8" x 12' 8" (4.78m x 3.86m)

## KITCHEN/DINER

14' 7" x 9' 9" (4.44m x 2.97m)

## LOUNGE

15' 8" x 13' 2" (4.78m x 4.01m)

## BEDROOM

13' 9" x 12' 7" (4.19m x 3.84m)

## BEDROOM

13' 2" x 10' 2" (4.01m x 3.1m)

## BEDROOM

8' 5" x 7' 4" (2.57m x 2.24m)

## BATHROOM

8' 5" x 5' 4" (2.57m x 1.63m)

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.



# NEXTHOME

ESTATE & LETTING AGENTS

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](mailto:sales@nexthomeonline.co.uk)

For more information about Next Home and our services please visit [www.nexthomeonline.co.uk](http://www.nexthomeonline.co.uk)

*The only Perthshire estate agent available 7 days until 9pm*

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.

Registered Office Argyll House, Quarrywood Court, Livingston, West Lothian EH54 6AX. Registered in Scotland No. SC264812. NEXTHOME (Scotland) Ltd is an appointed representative of Kinggate Law Limited, which is authorised and regulated by the Financial Conduct Authority for advising on and arranging mortgages and insurance, broking and debt counselling of consumer credit agreements.



Next Home are proud to be members of the Property Ombudsman Scheme