



# Buy your next home with Next Home

Leading Perthshire Estate Agency

6 Coralbank, Rattray, Blairgowrie, PH10 7EN

Offers Over £199,950

  
**NEXTHOME**  
ESTATE & LETTING AGENTS

# Buying with Next Home

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6 Coralbank, Rattray, Blairgowrie, PH10 7EN

Many thanks for your interest with 6 Coralbank, Rattray, Blairgowrie, PH10 7EN.

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

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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 make Ratray a sought-after location for families, retirement and professionals alike.



# Property Summary

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We are delighted to bring to the market this well presented and spacious 2-bedroom semi-detached bungalow situated within a quiet location close to local amenities.

The property offers versatile accommodation comprising sizeable entrance porch with lovely seating area; hall with 2 storage cupboards; bright lounge with triple glazing and multi fuel stove; breakfasting kitchen with excellent storage; rear porch with door to the garden and garage/utility/storage space; 2 double bedrooms and shower room with modern white suite.

There are garden grounds to the front and rear which are enclosed with planted borders, lawn area, summer house, greenhouse and shed. Driveway.

There is also a large attic providing additional storage.

The property benefits from gas central heating and a mixture of double and triple glazing.

Early viewing is highly recommended to appreciate to accommodation on offer.



# Key property features

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- ✓ Semi detached bungalow
- ✓ Versatile accommodation
- ✓ Spacious lounge
- ✓ Kitchen with excellent storage
- ✓ 2 Double bedrooms
- ✓ Modern shower room
- ✓ Front and rear porch
- ✓ Enclosed garden with summerhouse, greenhouse and shed
- ✓ Driveway
- ✓ Double/triple glazing and gas central heating











Have a property to sell?

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

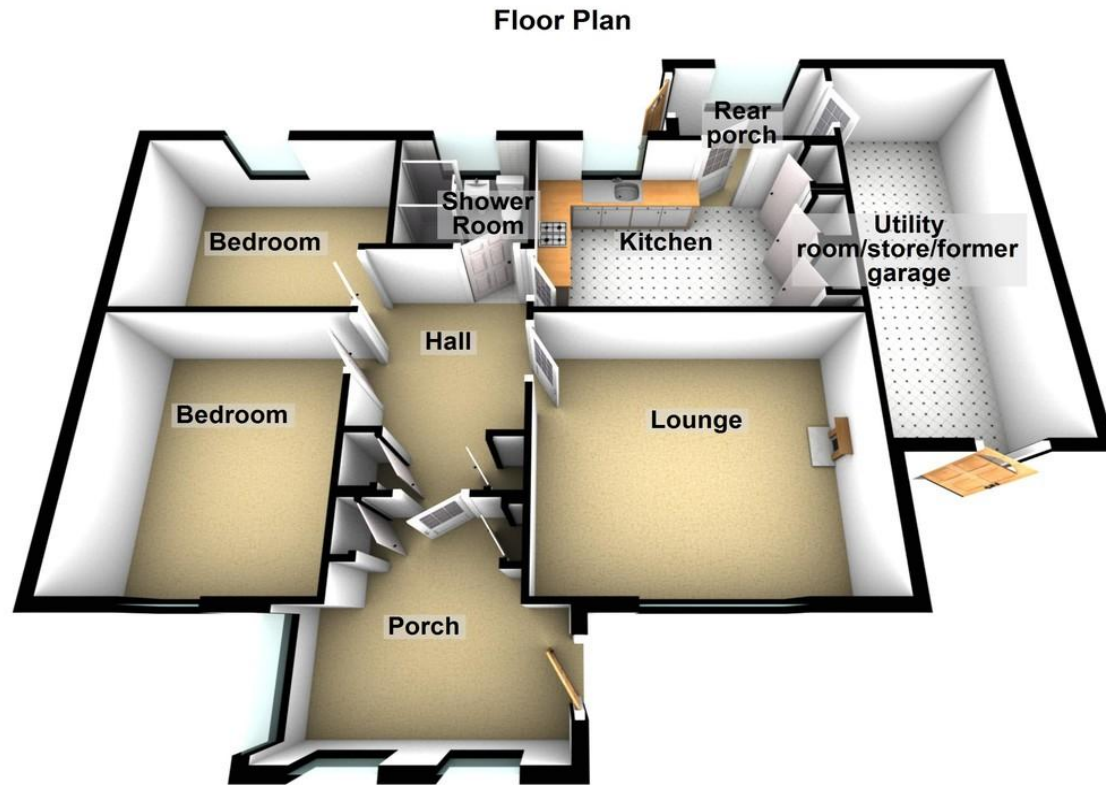


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# Floorplans

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# Property Room Sizes

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## **ENTRANCE PORCH**

*11' 9" x 8' 6" (3.58m x 2.59m)*

## **HALL**

## **LOUNGE**

*13' 2" x 13' 2" (4.03m x 4.03m)*

## **KITCHEN**

*11' 8" x 8' 8" (3.56m x 2.66m)*

## **BEDROOM**

*11' 8" x 10' 11" (3.56m x 3.33m)*

## **BEDROOM**

*10' 11" x 10' 1" (3.34m x 3.08m)*

## **SHOWER ROOM**

*6' 1" x 5' 5" (1.87m x 1.67m)*

## **REAR PORCH**

*6' 0" x 4' 5" (1.85m x 1.35m)*

## **UTILITY ROOM/STORE**

*22' 7" x 8' 11" (6.9m x 2.72m)*

## **ATTIC**

*31' 10" x 22' 0" (9.72m x 6.73m)*



# NEXTHOME

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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*

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