



Ericht Braes, Balmoral Road, Rattray, Blairgowrie, PH10 7AH

Offers Over £450,000

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NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

Ericht Braes, Balmoral Road, Rattray, Blairgowrie,
PH10 7AH

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with No Deposit



Next Home's
Buying Guide



Next Home
Open Days

About the Area

Blairgowrie is a thriving town with the High Street being the focal point having a variety of local shops including a butcher, book shop, antique and local craft and gift shops together with well-known department stores and supermarkets.

There is both primary and secondary schooling within the town. Blairgowrie also boasts its own championship golf course at Rosemount, which is considered one of the best courses in Scotland.

To the North of the town is Spittal of Glenshee which has Scotland's largest ski centre.





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Property Summary

Next Home are delighted to bring to the market this very spacious 5 bedrooms detached family home situated in a very private and sought after area of Rattray, Blairgowrie.

Ericht Braes benefits from river views and would make the perfect family home with well-proportioned accommodation set over levels comprising: a very welcoming entrance hall with a large cloakroom, a wonderfully spacious lounge with an attractive bay window to the rear overlooking the garden, dining room, family room with patio doors leading to a large conservatory, which is currently used as an additional sitting room, breakfasting kitchen with an integrated oven, grill, 4 ring gas hob and a breakfasting bar, utility room, 5th bedroom/study and a shower room are all located on the ground floor.

The first floor is accessed by a wooden staircase leading to a large landing which is currently used as an office space, a principal bedroom with dressing room and 4 piece en-suite, 3 further bedrooms with built in mirrored wardrobes and a 4 piece bathroom suite.

This property occupies a generous sized plot with a large mono-bloc driveway offering ample parking for multiple vehicles and give access to a double garage.

The south facing rear garden is very private and benefits from River Ericht views and privacy throughout. There is also fishing rights pertaining to the property

There is large raised composite decking which is ideal for relaxing, hosting and taking in the lovely views all year round. Additionally there is a storage provide beneath.

There is also an EV charging point

Gas central heating and double glazing throughout.



Key property features

- ✓ Rare to the market
- ✓ 4/5 bedrooms
- ✓ River view
- ✓ Double garage
- ✓ Quiet location
- ✓ Ideal family home
- ✓ Lovely gardens
- ✓ Close to local amenities
- ✓ Spacious rooms throughout
- ✓ Large conservatory
- ✓ Great walks nearby





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Floorplans





Property Room sizes

HALL

26' x 10' (7.92m x 3.05m)

LOUNGE

28' x 14' 8" (8.53m x 4.47m)

DINING ROOM

12' 9" x 12' 7" (3.89m x 3.84m)

FAMILY ROOM

13' 4" x 11' 6" (4.06m x 3.51m)

KITCHEN/BREAKFAST ROOM

17' 2" x 12' (5.23m x 3.66m)

UTILITY ROOM

10' 4" x 7' 4" (3.15m x 2.24m)

CONSERVATORY

22' 1" x 15' 5" (6.73m x 4.7m)

STUDY/BEDROOM

13' 7" x 10' 5" (4.14m x 3.18m)

BATHROOM

10' 7" x 5' 5" (3.23m x 1.65m)

LANDING

25' x 7' 3" (7.62m x 2.21m)

PRINCIPAL BEDROOM

13' 3" x 11' 5" (4.04m x 3.48m)

DRESSING ROOM

13' 1" x 6' 5" (3.99m x 1.96m)

ENSUITE

12' 1" x 6' (3.68m x 1.83m)

BEDROOM

19' 2" x 14' 8" (5.84m x 4.47m)

BEDROOM

12' 9" x 10' 7" (3.89m x 3.23m)

BEDROOM

12' 9" x 10' 7" (3.89m x 3.23m)

BATHROOM

13' 4" x 10' 6" (4.06m x 3.2m)

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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