

MILLER GERRARD

Solicitors and Estate Agents



MORGAV

HIGH STREET

RATTRAY

PH10 7DE

OFFERS OVER

£250,000

EPC RATING 'C'

COUNCIL TAX BAND 'C'

This charming semi-detached traditional cottage combines classic character with spacious modern living, making it an ideal family home. Located on the High Street in the highly desirable area of Rattray, the property offers a generous layout spread across two levels, complete with excellent outdoor space and private parking.

The Accommodation

Ground Floor:

Lounge: A bright and welcoming public room perfect for family relaxation.

Kitchen: The heart of the home, offering ample space for meal preparation.

Utility Room: A practical dedicated space for laundry and additional storage.

Principal Bedroom Suite: A luxurious ground-floor main bedroom boasting a private dressing area and an en-suite bathroom.

Bedroom Two: A versatile ground-floor bedroom that can easily adapt into a home office or formal dining room.

First Floor:

Bedrooms Three & Four: Two further well-proportioned bedrooms filled with natural light.

Family Bathroom: A centrally located, modern bathroom serving the upper floor.

Outdoor & External Features

Detached Garage: Providing secure parking or excellent workshop potential.

Private Parking Area: A large driveway with ample space to comfortably accommodate multiple vehicles.

Rear Garden: A generous, private outdoor space ideal for children playing, gardening and alfresco dining.

Location

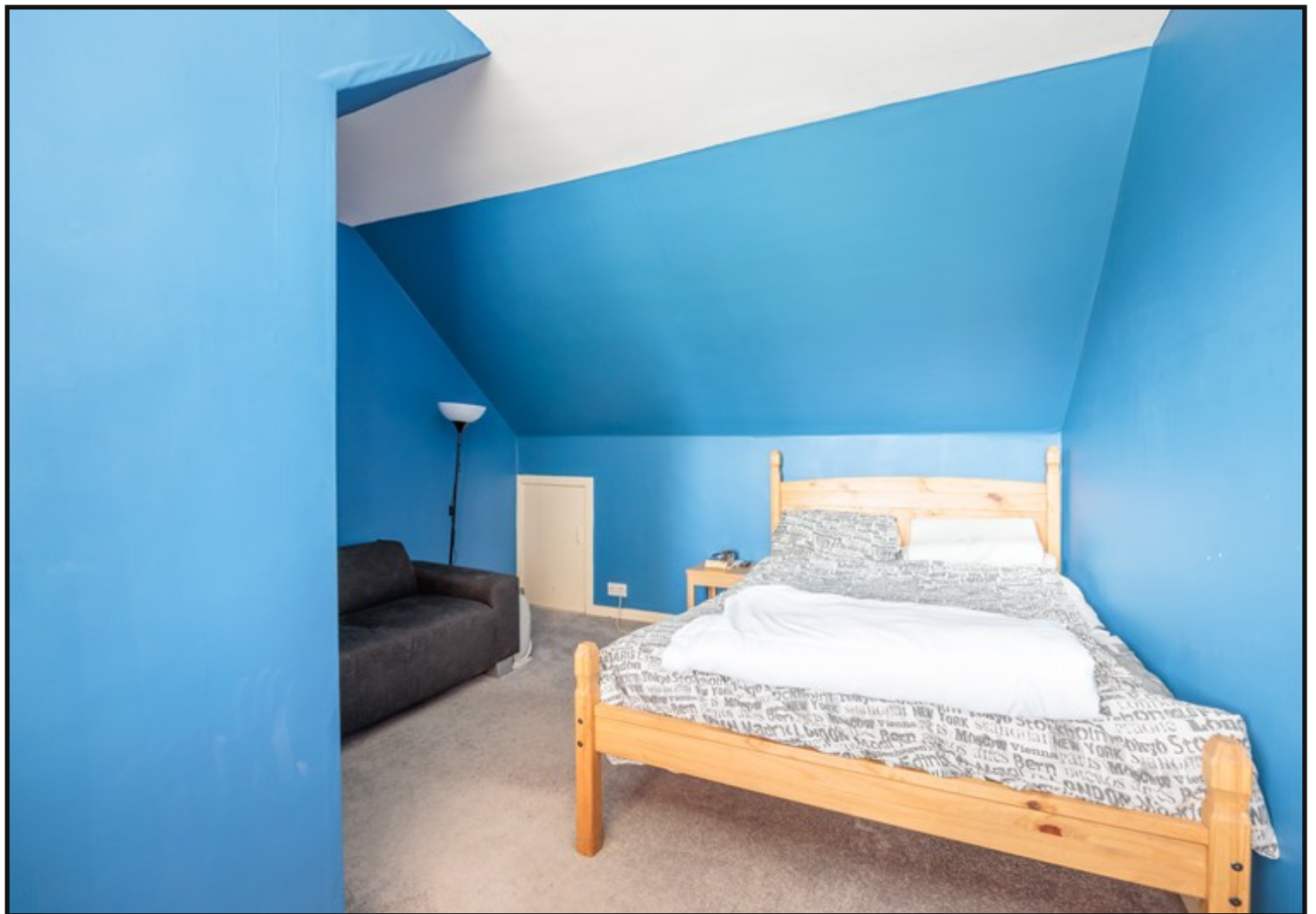
Situated on Rattray High Street, Morgav enjoys easy access to local amenities, primary schooling and beautiful riverside walks. The vibrant town centre of Blairgowrie is just a short walk away, offering a wider selection of shops, cafes and restaurants.





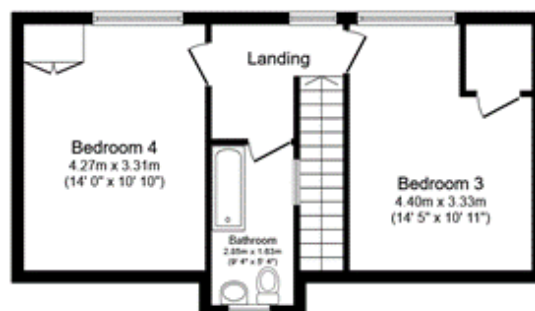
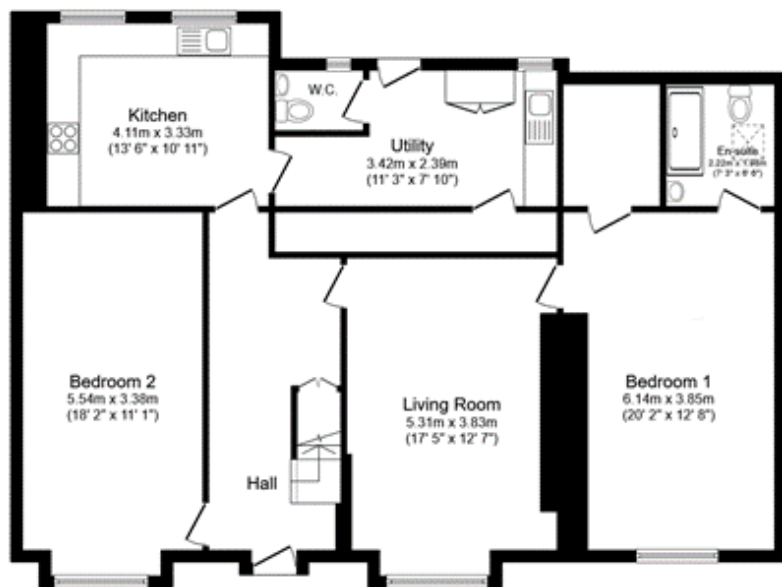












Total floor area: 156.2 sq m. (1,789 sq ft.)

ROOM DIMENSIONS	(in meters)		(in meters)
LIVING ROOM	5.31 X 3.83	KITCHEN	4.11 X 3.33
UTILITY	3.42 X 2.39	BEDROOM 1	6.14 X 3.85
BEDROOM 2	5.54 X 3.38	BEDROOM 3	4.40 X 3.33
BEDROOM 4	4.27 X 3.31	BATHROOM	2.85 X 1.63

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SOLICITORS & ESTATE AGENTS

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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..

THE ABOVE PARTICULARS, WHILE BELIEVED TO BE TRUE, ARE NOT GUARANTEED AND WILL NOT BE HELD TO FORM PART OF ANY CONTRACT OF SALE