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Leading Perthshire Estate Agency

20 Keathbank Court, Balmoral Road, Rattray, Blairgowrie, PH10

Offers Over £180,000

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NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

20 Keathbank Court, Balmoral Road, Rattray,
Blairgowrie, PH10 7HW

Many thanks for your interest with 20 Keathbank Court, Balmoral Road, Rattray, Blairgowrie, PH10 7HW.

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.

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week until 9pm



Registered Buyers



No obligation
mortgage advice



Conveyancing
Quotations



First Time Buyer
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 present this immaculately presented three-bedroom maisonette apartment, set within the idyllic surroundings of the former Keathbank Mill in Rattray. Enjoying a peaceful riverside setting, the property offers a superb blend of character and contemporary living, with an abundance of natural light and scenic views enhancing its appeal.

Arranged over two levels, the accommodation is both spacious and thoughtfully designed. The entrance hall provides useful storage and leads through to a bright open plan lounge and dining area, where large Velux windows draw in exceptional levels of natural light while offering attractive views towards the river. The fully fitted kitchen features a central island worktop and further Velux windows, creating a light-filled and sociable space. This level also hosts two well-proportioned double bedrooms, one with built-in storage, both benefiting from excellent natural light.

The upper level provides a versatile landing area ideal for home working or study, alongside a generous principal bedroom enhanced by large Velux windows. A newly refurbished en suite completes the accommodation, finished with modern, high-quality fittings. The property further benefits from gas central heating and double glazing, ensuring year-round comfort.

Externally, there is allocated parking and access to a communal storage room on the ground floor. Residents can also take full advantage of direct access to picturesque riverside walks, making this a rare opportunity to acquire a beautifully presented home in a truly tranquil and sought-after location.



Key property features

- ✓ 3 Bedroom maisonette apartment
- ✓ Spacious accommodation throughout
- ✓ Immaculately presented
- ✓ Light filled rooms throughout
- ✓ Sunning river viewings
- ✓ Double glazing
- ✓ Gas central heating
- ✓ Allocated parking
- ✓ Access to fantastic riverside walks
- ✓ Close to local amenities





IMG_7557

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An aerial photograph of a suburban residential neighborhood, featuring rows of houses with red brick walls and grey tiled roofs. The houses are arranged in a grid-like pattern with green lawns and some trees. The entire image is covered with a semi-transparent blue overlay. The text is centered in the upper half of the image.

Have a property to sell?

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



NEXTHOME

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Floorplans





Property Room Sizes

LOUNGE

12' 6" x 19' 4" (3.81m x 5.89m)

KITCHEN

9' 5" x 15' (2.87m x 4.57m)

BATHROOM

5' 10" x 0' 0" (1.78m x 3.05m)

BEDROOM 1

12' 44" x 22' 14" (4.78m x 7.06m)

ENSUITE

9' 6" x 8' (2.9m x 2.44m)

BEDROOM 2

10' 56" x 11' 5" (4.47m x 3.48m)

BEDROOM 3

10' 8" x 11' 6" (3.25m x 3.51m)

OFFICE/LANDING

10' x 9' 8" (3.05m x 2.95m)

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.



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

For more information about Next Home and our services please visit www.nexthomeonline.co.uk

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