

MILLER GERRARD

Solicitors and Estate Agents



**63 DOUGLAS DAVIDSON
DRIVE**

RATTRAY

PH10 7FG

OFFERS OVER

£220,000

EPC RATING 'C'

COUNCIL TAX BAND 'C'

Miller Gerrard are delighted to bring to the market this immaculately presented two bedroom semi detached bungalow situated in a newly developed area of Rattray.

The property benefits from an open plan living room conservatory, a modern fitted kitchen and two double size bedrooms with fitted storage. The rear garden is fully enclosed, mostly laid to lawn with a patio area and a garden shed. There is vehicle parking to the side on a mono-bloc drive.

Douglas Davidson is ideally situated for all local amenities in the town.

The property is lovely and bright and in move in condition.

Could this be your next home?

Contact us to arrange a viewing at a time to suit you.

The country town of Blairgowrie is conveniently situated within approximately 30 minutes by car of both the cities of Perth and Dundee with their onward rail and motorway connections. Amenities in the town include shops, supermarkets, senior and primary schools, recreation centre with swimming pool, cottage hospital, health centres, dental surgery and library. There are thriving sports clubs, cultural organisations and several golf courses locally. The beautiful Perthshire countryside is virtually on the doorstep with a wide variety of walks around Blairgowrie and more adventurous routes available in Strathardle, Glenshee and Glenisla, approximately 30 minutes by car.



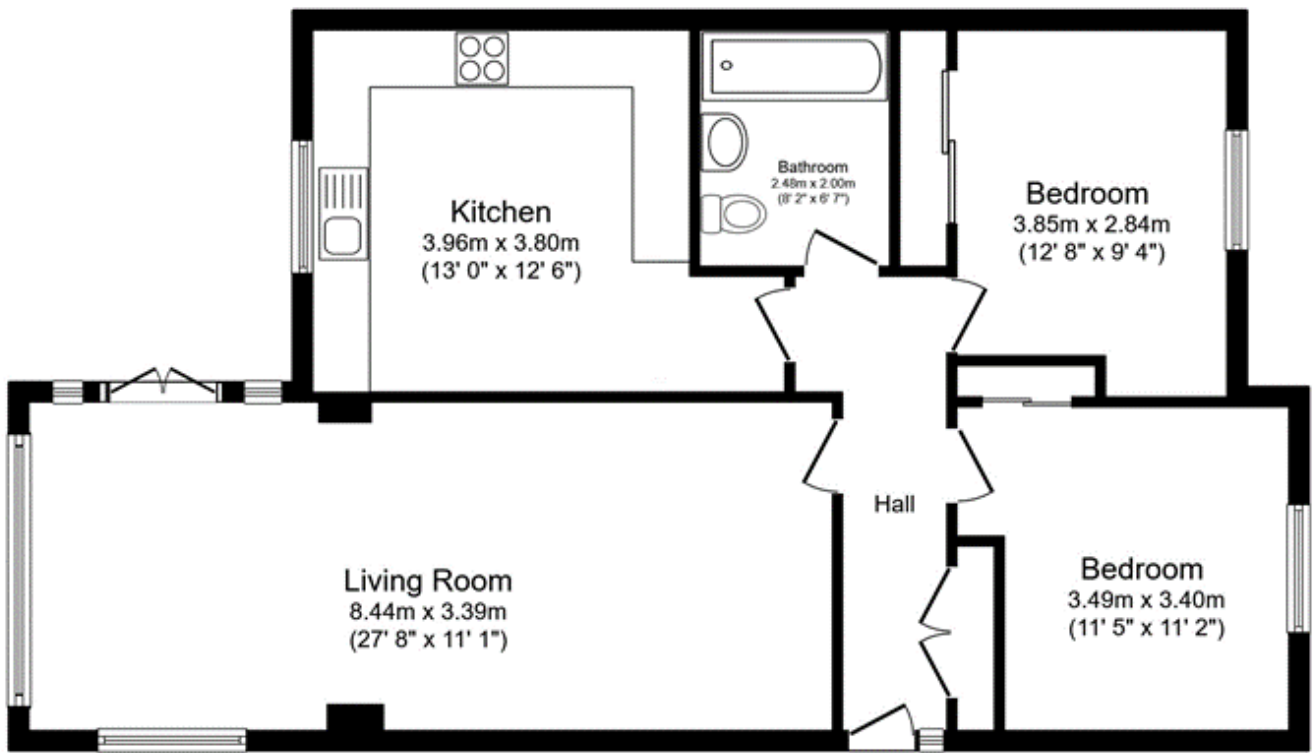












Total floor area: 83.0 sq.m. (894 sq.ft.)

ROOM DIMENSIONS	(in meters)	(in meters)

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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