

# Buy your next home with Next Home

Leading Perthshire Estate Agency

12 Herdman Place, Rattray, Blairgowrie, PH10 7FB

Offers Over £230,000

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**NEXT HOME**  
ESTATE & LETTING AGENTS

# Buying with Next Home

12 Herdman Place, Rattray, Blairgowrie, PH10 7FB

Many thanks for your interest with 12 Herdman Place, Rattray, Blairgowrie, PH10 7FB.

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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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.



# Property Summary

We are delighted to bring to the market this immaculately presented DETACHED 3 BEDROOM VILLA situated within a prime end of a cul-de-sac location. The property was built by Springfield Homes and has been finished to an exceptionally high standard with NHBC warranty.

The spacious accommodation comprises entrance hall with under stair cupboard; spacious lounge with French doors leading to the rear garden, fully fitted Ashley Ann kitchen with space for a dining table and chairs, 3 double bedrooms with fitted wardrobes, master en-suite, family bathroom and W/C. There is gas central heating and double glazing throughout.

The property benefits from a driveway to the front leading to a spacious integral single garage together with a large area of garden to the rear which is enclosed, laid to lawn and a paved patio area.

Solar panels also come with the property.

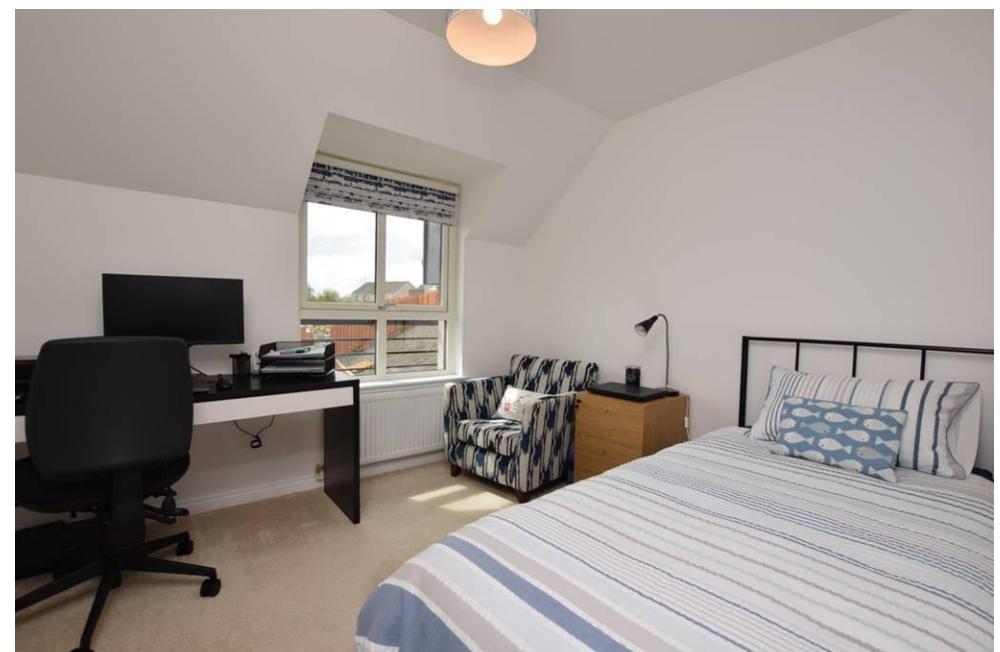


# Key property features

- ✓ Popular residential area
- ✓ Close to local amenities
- ✓ Immaculately presented
- ✓ Master en-suite
- ✓ 3 Double bedrooms
- ✓ Large private garden
- ✓ Integral garage
- ✓ Close to Perth & Dundee
- ✓ Close to schools
- ✓ Spacious accommodation throughout









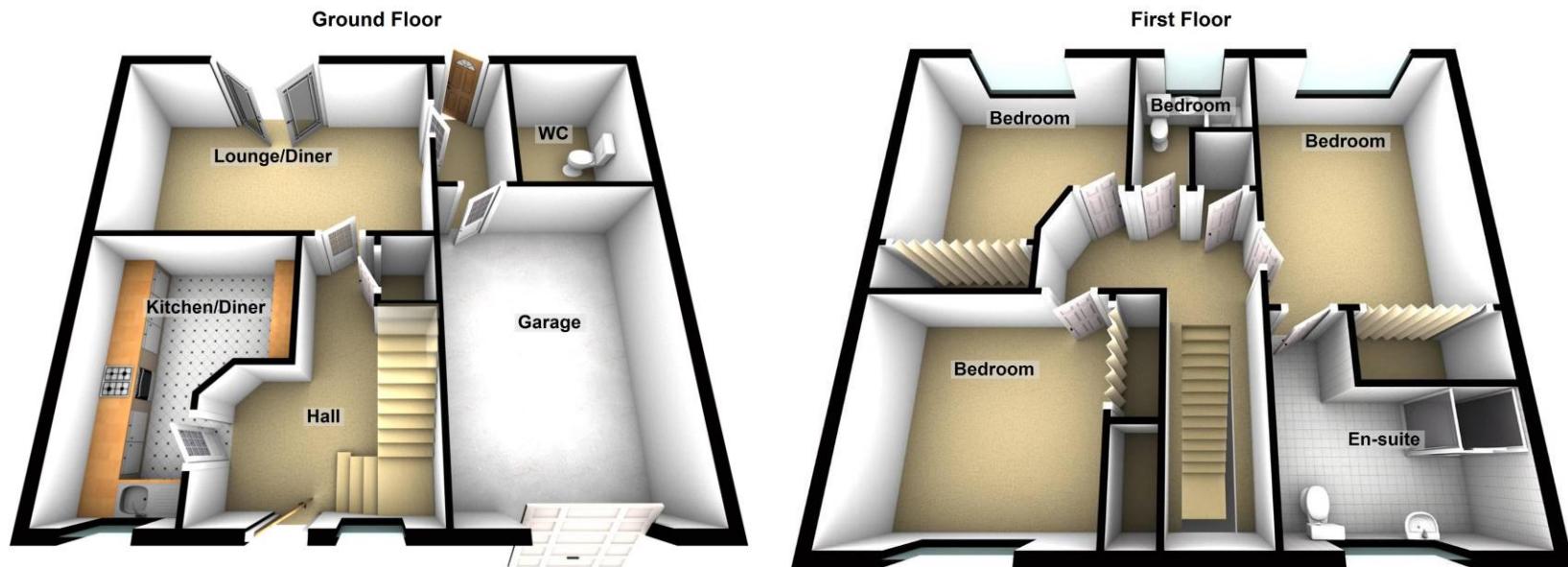
# Have a property to sell?

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



# Floorplans

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# Property Room sizes

## HALL

11' 5" x 7' 8" (3.48m x 2.34m)

## LOUNGE

17' 6" x 12' 4" (5.33m x 3.76m)

## KITCHEN/DINER

12' 8" x 7' 8" (3.86m x 2.34m)

## BEDROOM

15' 2" x 10' 1" (4.62m x 3.07m)

## ENSUITE

10' 3" x 9' 7" (3.12m x 2.92m)

## BEDROOM

11' 1" x 10' 1" (3.38m x 3.07m)

## BEDROOM

10' 1" x 9' 8" (3.07m x 2.95m)

## BATHROOM

11' 1" x 6' 5" (3.38m x 1.96m)

## WC

6' 2" x 6' 7" (1.88m x 2.01m)

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](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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Ombudsman Scheme