

#### Buying with **Next Home**

Flat 4 Eastfield House, New Road, Rattray, Blairgowrie, PH10 7DJ

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# 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.













## Property Summary

A rare opportunity to purchase this immaculately presented TWO BEDROOM FIRST FLOOR APARTMENT situated within a charming traditional villa.

The property is entered via a secure entry door leading to an impressive, spacious communal reception hall and is located on the first floor.

The bright accommodation comprises entrance hall: open plan lounge/kitchen with fitted appliances, feature fireplace, attractive cornicing and front facing sash and case window: modern shower room with white suite comprising WC, Wash hand basin enclosed within vanity cupboard and wide shower cubicle: two double bedrooms with wood flooring.

The property retains many original quirky features including the double height ceiling in the bedroom and large windows allowing an abundance of natural sunlight. There are communal, well maintained garden grounds and parking is available to the front.





### Key property features

- 2 Bedroom Apartment
- ❤ Open plan living/kitchen
- **♥** Modern shower room
- **❤** Traditional building with Character
- **У** Secure entry & Impressive reception hall
- **♥** Parking & Communal well maintained garden grounds
- **У** Sash & Case windows
- **♥** Gas Central Heating
- **♥** Quirky features
- **♥** Private, quiet location





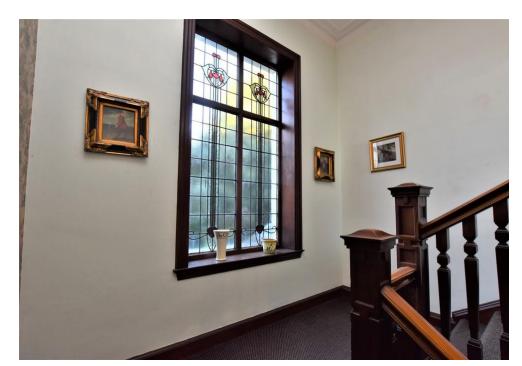








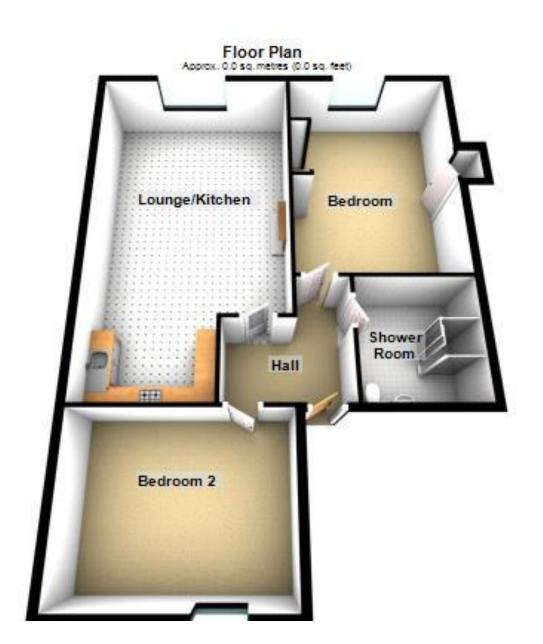








### Floorplans









### Property Room sizes

#### HALL

8' 10" x 5' 7" (2.69m x 1.7m)

LOUNGE/KITCHEN

21' 0" x 13' 2" (6.4m x 4.01m)

**BEDROOM** 

15' 3" x 9' 4" (4.65m x 2.84m)

**BEDROOM** 

14' 8" x 8' 5" (4.47m x 2.57m)

SHOWER ROOM

6'5" x 5' 2" (1.96m x 1.57m)

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 roomsizes are approximate and for general guidance only. They cannot be relied upon for fitting carpets, fumiture etc.



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