

# Buy your next home with Next Home

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Southbank Cottage, High Street, Rattray, Blairgowrie, PH10 7DL

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**NEXT HOME**  
ESTATE & LETTING AGENTS

# Buying with Next Home

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PH10 7DL

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Southbank Cottage, High Street, Rattray,  
Blairgowrie, PH10 7DL.

Next Home Estate Agents dedicate  
themselves to be available when you are,  
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will email you of new property listings and  
property open days.

# About the Area

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Rattray benefits from a reputable primary school and adjacent to Blairgowrie.

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 DETACHED TWO BEDROOM COTTAGE which is quietly tucked away just off the High Street in Rattray.

The property offers versatile accommodation over two floors comprising entrance porch; hall with under stair cupboard; lounge; sitting/dining room; recently installed kitchen with integrated oven and hob; bathroom with white suite and 2 double bedrooms, the principal having a small room off which could accommodate several uses.

There is double glazing and gas central heating throughout.

Externally the garden is to the front of the property and is enclosed and predominantly laid to lawn. A gate to the side leads to a shed with power.

On street parking is available.

Early viewing is highly recommended.



# Key property features

- ✓ Detached Cottage
- ✓ Lounge & Sitting/Dining Room
- ✓ Kitchen
- ✓ Bathroom
- ✓ 2 Double Bedrooms
- ✓ Double Glazing
- ✓ Gas Central Heating
- ✓ Enclosed garden
- ✓ Close to schools and amenities
- ✓ On Street Parking









# Have a property to sell?

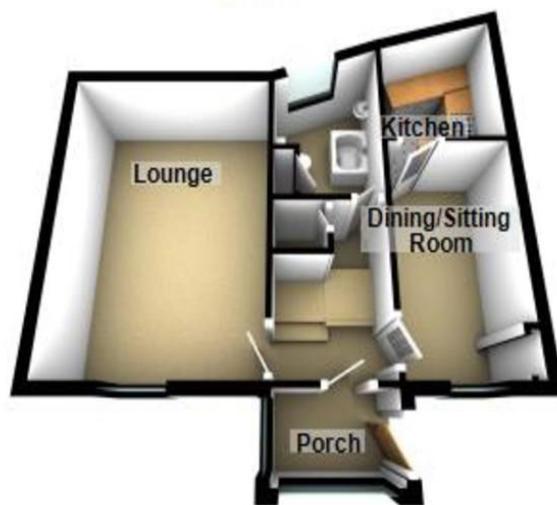
An expert from our local branch will provide you with the most accurate valuation.



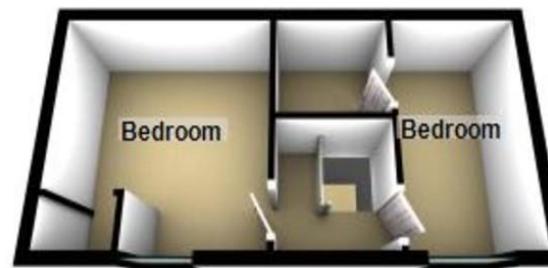
# Floorplans

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Ground Floor



First Floor





# Property Room sizes

## **PORCH**

*6' 5" x 4' 5" (1.96m x 1.35m)*

## **HALL**

*10 (widest) 4" x 6' 2" (3.15m x 1.88m)*

## **DINING ROOM/SITTING ROOM**

*16' 4" x 9' 8" (4.98m x 2.95m)*

## **KITCHEN**

*11' 2" x 7' 11" (3.4m x 2.41m)*

## **LOUNGE**

*15' 11" x 9' 10" (4.85m x 3m)*

## **LANDING**

*6' 2" x 4' 9" (1.88m x 1.45m)*

## **BEDROOM**

*15' 6" x 9' 5" (4.72m x 2.87m)*

## **BEDROOM**

*13' 5" x 9' 5" (4.09m x 2.87m)*

## **DRESSING ROOM/STORAGE**

*6' 3" x 5' 1" (1.91m x 1.55m)*

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

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