



# Buy your next home with Next Home

Leading Perthshire Estate Agency

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

Offers Over £135,000

  
**NEXTHOME**  
ESTATE & LETTING AGENTS



# Buying with Next Home

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PH10 7DL

Many thanks for your interest with Southbank Cottage, High Street, Rattray, Blairgowrie, PH10 7DL.

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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Ratray 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

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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

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- ✓ 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















An aerial photograph of a suburban residential neighborhood, featuring rows of brick houses with tiled roofs and green lawns. The image is overlaid with a semi-transparent blue filter. 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.

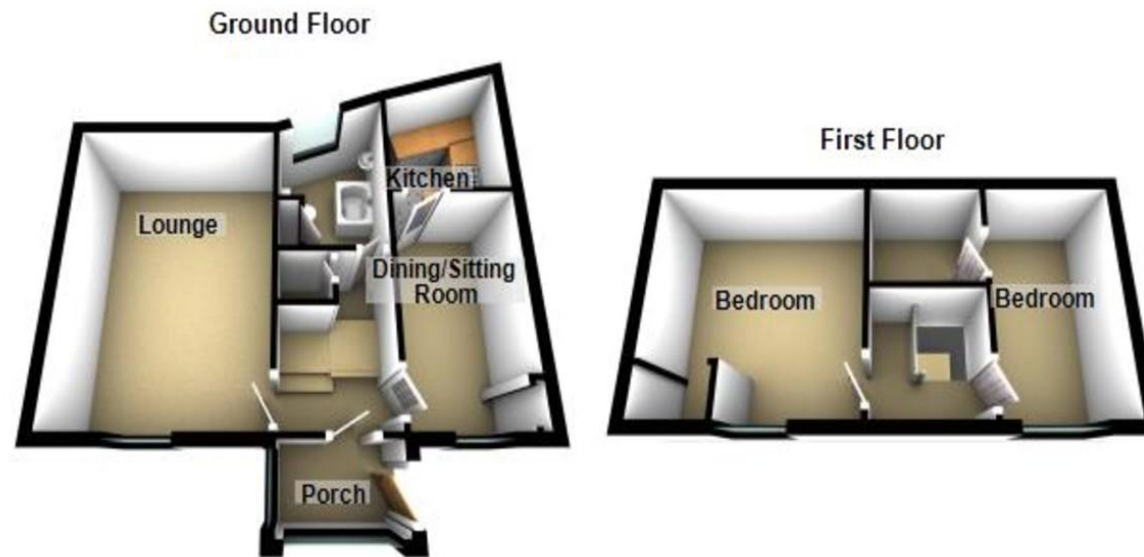


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# Floorplans

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# 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

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)

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