

# Buy your next home with Next Home

Leading Perthshire Estate Agency

8 Riverside Court, Rattray, Blairgowrie, PH10 7BG

Offers Over £85,000

  
**NEXTHOME**  
ESTATE & LETTING AGENTS

# Buying with Next Home

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8 Riverside Court, Rattray, Blairgowrie, PH10  
7BG

Many thanks for your interest in  
8 Riverside Court, Rattray, Blairgowrie,  
PH10 7BG.

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  
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reasons we know the local markets so  
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process.

If you're a first-time buyer we have  
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property ladder our consultants can  
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at a higher price than our competitors. Put  
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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

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Next Home are delighted to bring this recently redecorated 2 bedroom 1st floor apartment to the market.

Set overlooking the River Ercht this property offers spacious accommodation on the 1st floor and ideal for a buy to let investor or a first time buyer.

This apartment offers: Communal stairwell, entrance hall with a large cupboard ideal for storage, very bright and spacious lounge with Juliet balcony with river views, kitchen/diner with newly fitted oven and space for table and chairs, 2 double bedrooms with built in cupboard/wardrobe and a 3 piece bathroom suite with overhead shower, w/c and wand hand basin.

There is gas central heating and double glazing throughout. Off street parking is provided to the side of the apartment block.



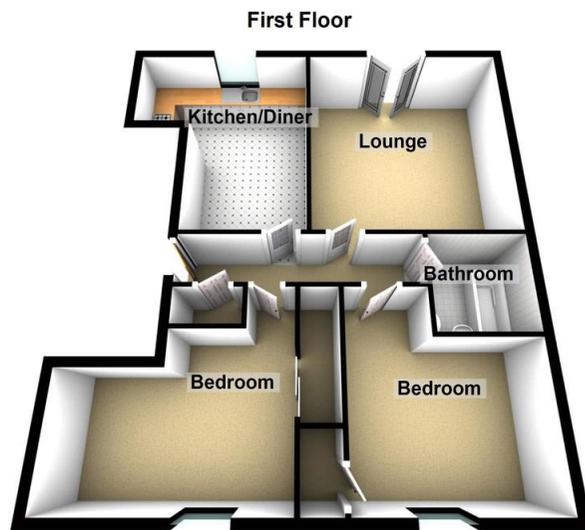
# Key property features

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- ✓ Ideal buy to let
- ✓ Ideal for first time buyers
- ✓ Recently redecorated
- ✓ Close to local amenities
- ✓ Chain free
- ✓ 2 double bedrooms
- ✓ Good storage
- ✓ Spacious lounge
- ✓ GCH
- ✓ Juliet balcony with river views



# Floorplans





# Property Room Sizes

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ENTRANCE HALL

LOUNGE 12' 5" X 12' 5" (3.78M X 3.78M)

KITCHEN/DINER 12' 7" 8" (3.84M X 0.2M)

BEDROOM 14' 7" X 12' 8" (4.44M X 3.86M)

BEDROOM 12' 8" X 9' 9" (3.86M X 2.97M)

BATHROOM 7' 4" X 5' 4" (2.24M X 1.63M)

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.



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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 ..... 01796 54 80 14

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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