

MILLER GERRARD

Solicitors and Estate Agents



24 MACDONALD CRESCENT, RATTRAY, BLAIRGOWRIE, PH10 7BP

A BRIGHT AND SPACIOUS TWO BED TERRACED VILLA WITH PRIVATE FRONT AND REAR GARDENS, SITUATED IN A POPULAR RESIDENTIAL AREA, A SHORT DISTANCE FROM ALL LOCAL FACILITIES AND AMENITIES.

- ENTRANCE HALLWAY
- KITCHEN
- BATHROOM
- DOUBLE GLAZING
- AMPLE PARKING
- EPC RATING 'D'
- LIVING ROOM
- TWO DOUBLE BEDROOMS
- FRONT & REAR GARDENS
- ELECTRIC STORAGE HEATING
- COUNCIL TAX BAND 'A'
- HOME REPORT VALUE £110,000

OFFERS OVER £110,000

A bright and spacious two bed terraced villa situated in a popular residential area, ideally located a short distance from all local facilities and amenities.

The property comprises, entrance hallway, living room, kitchen, two double bedrooms and bathroom.

The property benefits from double glazing, electric storage heating, front and rear gardens, large residents car park and a large insulated attic space with ample head room and Ramsey ladder for access.

Entry to the property is via a private front garden, laid to lawn with paved path leading front door and patio area.

Enter into the hallway with carpeted stairs ahead giving access to the upper accommodation, the living room off to the right.

Living Room: Half glazed door leads into the carpeted bright spacious lounge with front facing window with blinds and curtains. There is a shelved alcove area and large storage cupboard.

Kitchen: With laminate flooring, floor fitted and wall mounted cabinets with contrasting worktops, stainless steel sink with window above overlooking the rear garden. Space for electric cooker, washing machine and fridge freezer. Two large shelved pantry cupboards and half glazed door leading to the garden.

Bedroom One: Spacious double bedroom with fitted carpet, window with blinds and curtains overlooking the front garden, built in cupboard with hanging rail and shelf above.

Bedroom Two: Bright double bedroom with fitted carpet, window with blinds and curtains overlooking the rear garden

Bathroom: Comprising of bath with shower over and tiled all around, WC, wash hand basin and obscure glazed window.

Exterior: Steps from the kitchen door out to the private, enclosed garden which is laid to lawn with patio area and two storage sheds. There is also an access gate at the rear to a spacious communal grass area.

The country town of Blairgowrie is conveniently situated within approximately 30 minutes by car of both the cities of Perth and Dundee with their onward rail and motorway connections. Amenities in the town include shops, supermarkets, senior and primary schools, recreation centre with swimming pool, cottage hospital, health centre, dental surgery and library. There are thriving sports clubs, cultural organisations and several golf courses locally. The beautiful Perthshire countryside is virtually on the doorstep with a wide variety of walks around Blairgowrie and more adventurous routes available in Strathardle, Glenshee and Glenisla, approximately 30 minutes by car.





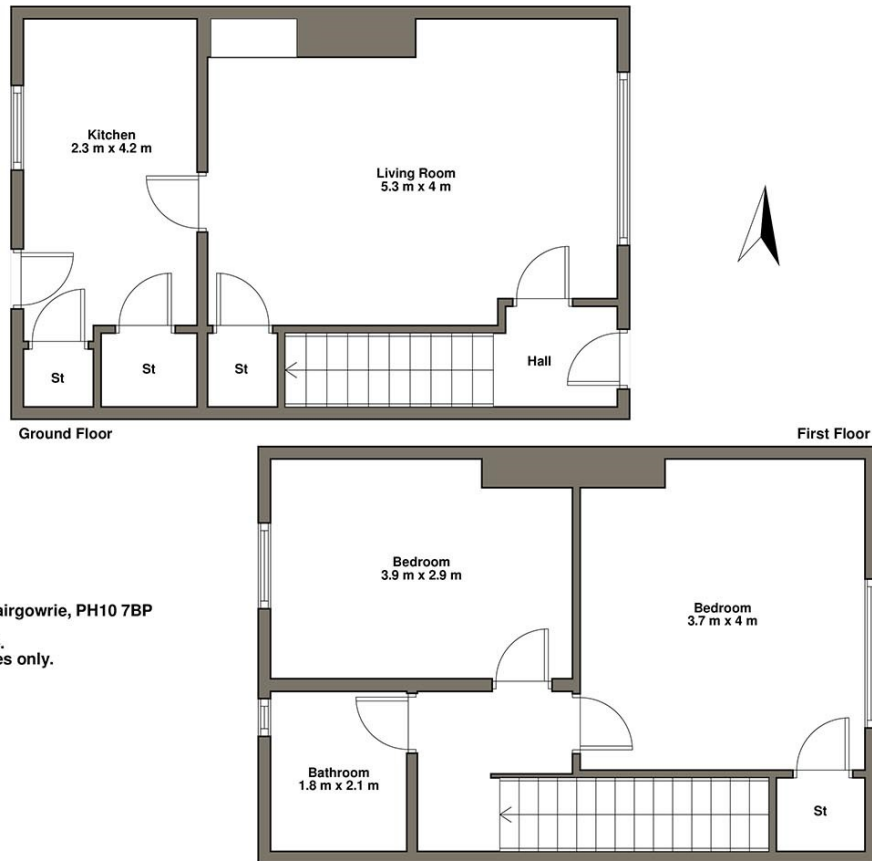








FLOOR PLAN



24 Macdonald Crescent, Rattray, Blairgowrie, PH10 7BP

Plan not to scale.
For illustrative purposes only.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

ROOM DIMENSIONS	(in meters)		(in meters)
LIVING ROOM	5.3 x 4.0	KITCHEN	2.3 x 4.2
BEDROOM ONE	3.70 X 4.0	BEDROOM TWO	3.90 X 2.90
BATHROOM	1.80 X 2.10		

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Please note - if any domestic appliances are included in the price, they must be accepted as seen, with no guarantee as to their condition.

It is strongly recommended that any interested party should read the Home Report on the property. Any matters concerning the property mentioned in the Home Report should be considered to have been disclosed by these particulars of sale.

TO VIEW

Please contact Miller Gerrard Solicitors 01250 873468

Alternatively, when our office is closed, please contact the staff at PSPC (Perth Solicitors' Property Centre) who will be happy to arrange viewings. Telephone (01738) 635301 on weekdays 09:00 am to 5:00 pm.

THE ABOVE PARTICULARS, WHILE BELIEVED TO BE TRUE, ARE NOT GUARANTEED AND WILL NOT BE HELD TO FORM PART OF ANY CONTRACT OF SALE