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Leading Perthshire Estate Agency

99 Douglas Davidson Drive, Rattray, Blairgowrie, PH10 7FG

Offers Over £195,000

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NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

99 Douglas Davidson Drive, Rattray,
Blairgowrie, PH10 7FG

Many thanks for your interest in
99 Douglas Davidson Drive, Rattray,
Blairgowrie, PH10 7FG.

Next Home Estate Agents dedicate
themselves to be available when you are,
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We have the largest sales team in
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property open days.

About the area

The property is located in Rattray adjacent to the town of Blairgowrie.

There is a reputable primary school in Rattray and 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

We are delighted to bring to the market this immaculately presented SEMI DETACHED 3 BEDROOM VILLA situated within a quiet residential area.

The property was built by Springfield Homes and has been finished to an exceptionally high standard with NHBC warranty.

The spacious accommodation comprises entrance hall; WC; spacious lounge with large picture window to the front; fitted kitchen with space for a dining table and chairs, 3 double bedrooms, the principal having and en-suite shower room and family bathroom.

There is gas central heating and double glazing throughout.

The property benefits from a driveway to the side together with a large garden to the rear which is enclosed and laid to lawn.

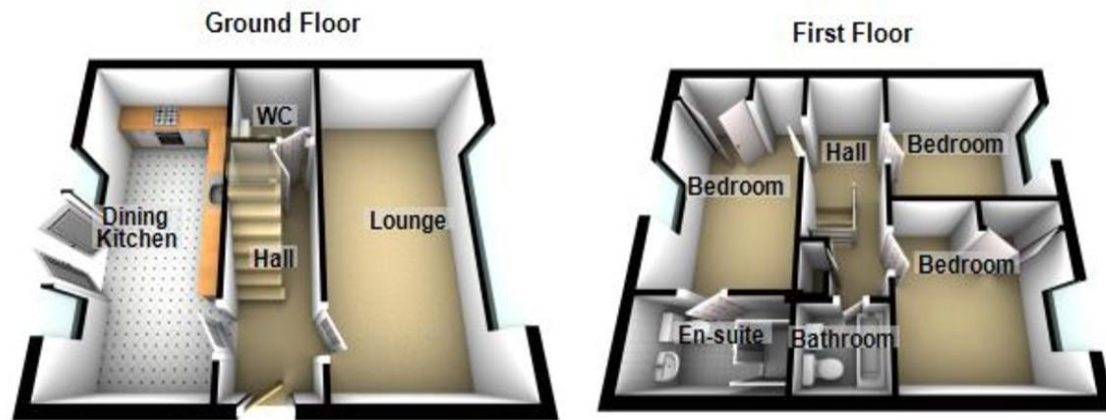


Key property features

- ✓ Spacious Semi Detached Villa
- ✓ Dining Kitchen
- ✓ Bright Lounge
- ✓ WC, Family bathroom and en-suite shower room
- ✓ 3 Double Bedrooms
- ✓ Gas Central Heating
- ✓ Double Glazing
- ✓ Driveway
- ✓ Enclosed garden
- ✓ Popular residential area



Floorplans





Property Room Sizes

HALL

LOUNGE 17' 2" X 10' 4" (5.23M X 3.15M)

DINING KITCHEN 17' 2" X 8' 4" (5.23M X 2.54M)

WC 7' 1" X 5' 7" (2.16M X 1.7M)

BEDROOM 12' 9" X 8' 5" (3.89M X 2.57M)

EN-SUITE 7' 8" X 4' 5" (2.34M X 1.35M)

BEDROOM 10' 5" X 10' 2" (3.18M X 3.1M)

BEDROOM 10' 5" X 7' 3" (3.18M X 2.21M)

BATHROOM 7' 2" X 5' 5" (2.18M X 1.65M)

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 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

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*The only Perthshire estate agent **available 7 days until 9pm***

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