



Buy your next home with Next Home

Leading Perthshire Estate Agency

7 Lornty Place, Rattray, Blairgowrie, PH10 7FF

Offers Over £205,000


NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

7 Lornty Place, Rattray, Blairgowrie, PH10 7FF

Many thanks for your interest with 7 Lornty Place, Rattray, Blairgowrie, PH10 7FF.

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 renown 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.

Next Home your number 1 choice for property sales



FREE Valuations



We're open 7 days a week until 9pm



Registered Buyers



No obligation mortgage advice



Conveyancing Quotations



First Time Buyer with No Deposit



Next Home's Buying Guide



Next Home Open Days

About the Area

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.





NEXTHOME

ESTATE & LETTING AGENTS

Get to know about our newly listed properties 1st by signing up to our Hot Buyers lists!

Visit www.nexthomeonline.com/buying

Property Summary

Next Home are delighted to bring this very well presented 3 bedroom semi-detached villa situated in Rattray, Blairgowrie.

The property would be ideal for a first time buyer or a family with spacious and modern open plan living accommodation comprising: Entrance hall with 2 storage cupboards and access to a w/c, bright and spacious lounge that room for a variety of freestanding furniture, fully fitted breakfasting kitchen open plan to the dining area which has space for a large table and chairs with French doors leading to the rear garden, 3 double bedrooms with built in storage and a principle en-suite shower room and a family bathroom.

There is off-street parking to the front of the property for 2 cars.

The rear garden is fully enclosed with timber fencing , lawn and a gravelled area ideal for outdoor dining table and chairs.



Key property features

- ✓ 3 double bedrooms
- ✓ Walk-in condition
- ✓ Ideal family home
- ✓ 3 toilets
- ✓ Open plan living
- ✓ NHBC guarantee
- ✓ Ideal for first time buyers
- ✓ Principle en-suite
- ✓ Large shed
- ✓ Off-street parking













An aerial photograph of a residential neighborhood, showing rows of houses with red brick walls and grey roofs. The image is overlaid with a semi-transparent blue filter. The houses are arranged in a grid-like pattern, with some featuring rear gardens and garages. The overall scene is a typical suburban housing estate.

Have a property to sell?

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

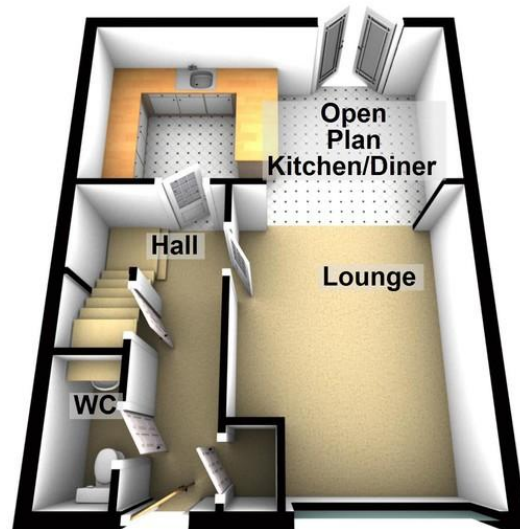


NEXTHOME

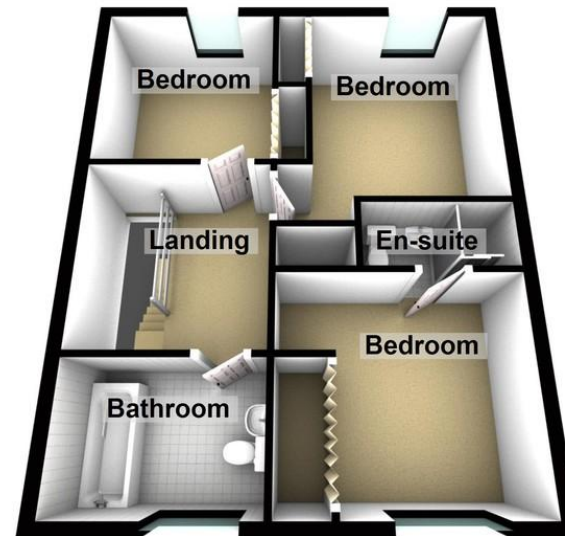
ESTATE & LETTING AGENTS

Floorplans

Ground Floor



First Floor



Property Room sizes

HALL

19' x 5' 7" (5.79m x 1.7m)

LOUNGE

18' 5" x 10' 5" (5.61m x 3.18m)

DINING AREA

9' 5" x 9' 5" (2.87m x 2.87m)

KITCHEN

10' 9" x 9' 6" (3.28m x 2.9m)

BEDROOM

11' 7" x 10' 8" (3.53m x 3.25m)

EN-SUITE

7' 5" x 4' 8" (2.26m x 1.42m)

BEDROOM

11' 2" x 10' 7" (3.4m x 3.23m)

BEDROOM

9' 4" x 8' 4" (2.84m x 2.54m)

BATHROOM

8' 3" x 7' 2" (2.51m x 2.18m)

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.



NEXTHOME
ESTATE & LETTING AGENTS

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

For more information about Next Home and our services please visit www.nexthomeonline.co.uk

The only Perthshire estate agent available 7 days until 9pm

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.

Registered Office Argyll House, Quarrywood Court, Livingston, West Lothian EH54 6AX. Registered in Scotland No. SC264812. NEXTHOME (Scotland) Ltd is an appointed representative of Kinggate Law Limited, which is authorised and regulated by the Financial Conduct Authority for advising on and arranging mortgages and insurance, broking and debt counselling of consumer credit agreements.



Next Home are proud to be members of the Property Ombudsman Scheme