

MILLER GERRARD

Solicitors and Estate Agents



RHODDYBANK, CRAIGHALL CASTLE DRIVE, RATTRAY, PH10 7HR

AN ATTRACTIVE AND SPACIOUS THREE BED DETACHED BUNGALOW WITH PRIVATE DRIVEWAY AND SUBSTANTIAL GARDENS SWEEPING AROUND THE PROPERTY, LOCATED IN A PEACEFUL, SECLUDED AND POPULAR RESIDENTIAL AREA.

- BREAKFASTING KITCHEN
- CONSERVATORY
- MASTER BEDROOM EN-SUITE
- FAMILY BATHROOM
- PRIVATE DRIVEWAY & PARKING
- LPG GAS CENTRAL HEATING
- COUNCIL TAX BAND ' F'
- HOME REPORT VALUE £370,000
- LIVING / DINING ROOM
- STUDY
- TWO DOUBLE BEDROOMS
- SUBSTANTIAL GARDENS
- DOUBLE GARAGE
- DOUBLE GLAZING
- EPC RATING 'E'

OFFERS OVER £370,000

Miller Gerrard are delighted to bring to the market Rhoddybank. A most attractive three bed detached bungalow with private driveway set in approximately 1.5 acres of grounds. Located in a quiet and popular residential area of Rattray and providing easy access to all the local amenities.

The property comprises entrance vestibule and hallway, breakfasting kitchen, living / dining room, conservatory, study, master bedroom with en-suite, two further double bedrooms and family bathroom.

The property benefits from double glazing, LPG gas heating, large driveway, parking for multiple vehicles, double garage and considerable gardens.

Entrance Vestibule: With tiled floor and two glazed panel doors, one leading to the study the other leading to the hallway.

Study: A bright room with laminate flooring, patio door to the front and coving.

Breakfasting Kitchen: With a range of floor fitted and wall mounted cabinets, space for electric cooker, dishwasher, washing machine and fridge freezer. Sink and drainer with window above overlooking the rear garden, ample space for a small table and back door to access the garden.

Living / Dining Room : Large bright open plan living / dining room with window to the rear, log burner with feature fire place and tiled hearth and patio doors leading to the conservatory.

Conservatory: Bright and spacious conservatory off the living room with tiled floor and door the front.

Master Bedroom: Spacious, bright double bedroom with fitted wardrobes and mirror sliding doors, window to the front of the property and en-suite comprising vinyl flooring, WC, wash hand basin and shower with tiling around.

Bedroom Two: Located at the rear of the property double bedroom with built in wardrobes.

Bedroom Three: Bright double bedroom with window to the rear of the property and built-in wardrobe.

Family Bathroom: Comprising vinyl flooring, WC, wash hand basin and bath with half tiled walls.

Exterior: The grounds are accessed by a private tree lined driveway from Craighall Castle Drive which in turn leads to a large Monoblock parking area suitable for several vehicles. A feature island in the middle of the drive with shrubs and trees. A large double garage, polytunnel and two greenhouses with power supply.

The gardens are vast and comprise of mature shrubs, trees, vegetable patch, area of lawn and drying area. With the extensive gardens it provides an array of squirrels, birds and all wildlife.

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, schools, recreation centre with swimming pool, cottage hospital, health centres, 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 Glen-Isle, approximately 30 minutes by car.



















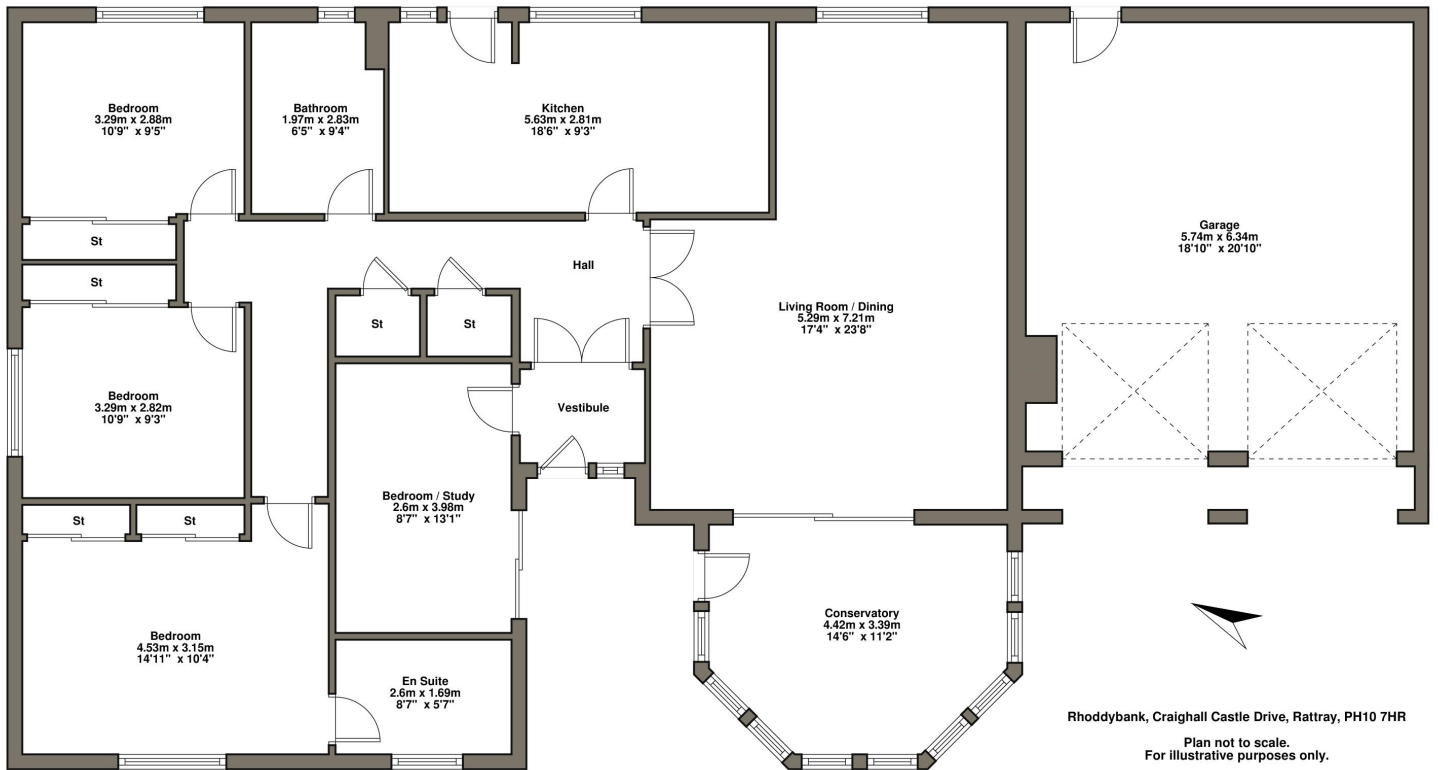








FLOOR PLAN



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)
BREAKFASTING KITCHEN	5.63 X 2.81	LIVING / DINING ROOM	5.29 X 7.21
CONSERVATORY	4.42 X 3.39	STUDY	2.6 X 3.98
MASTER BEDROOM	4.53 X 3.15	EN-SUTIE	2.6 X 1.69
BEDROOM	3.29 X 2.82	BEDROOM	3.29 X 2.88
BATHROOM	1.97 X 2.83	GARAGE	5.74 X 6.34

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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