

MILLER GERRARD

Solicitors and Estate Agents



27 CORALBANK, RATTRAY, PH10 7EW

AN ATTRACTIVE AND SPACIOUS DETACHED THREE BEDROOM CHALET STYLE VILLA ON SPACIOUS CORNER PLOT GARDEN WITH SUMMERHOUSE, GARAGE AND DRIVEWAY, SITUATED IN A SOUGHT-AFTER RESIDENTIAL AREA OF RATTRAY.

- ENTRANCE HALLWAY
- DINING ROOM
- THREE DOUBLE BEDROOMS
- SHOWER ROOM
- SPACIOUS GARDEN
- GAS CENTRAL HEATING
- EPC RATING 'D'
- KITCHEN
- LIVING ROOM
- FAMILY BATHROOM
- DRIVEWAY & GARAGE
- SUMMERHOUSE
- COUNCIL TAX BAND 'D'
- HOME REPORT VALUE £215,000

OFFERS OVER £215,000

Miller Gerrard are delighted to bring to the market this spacious three bedroom detached chalet style villa with large gardens in a popular residential area of Rattray.

The property comprises entrance hallway, kitchen, dining room, living room, family bathroom and double bedroom on the ground floor. On the first floor there are two further double bedrooms and shower room.

The property benefits from being situated on a corner plot with driveway for multiple vehicles, large gardens with summerhouse, double glazing and gas central heating.

Kitchen: Located at the rear of the property with space for a table and chairs, fitted with a range of floor and wall mounted cabinets, five ring gas hob with electric oven below, space for washing machine and fridge freezer, stainless steel sink with window above and back door to access the garden.

Dining Room: Located at the front of the property with picture window to the front garden.

Living Room: Bright living room with large window overlooking the front garden, feature fireplace with decorative marble base and gas fire,

Bedroom One: A bright double bedroom located to the rear of the property on the ground floor with window overlooking the gardens.

Family Bathroom: Comprising bath with over bath shower, WC, Wash hand basin and tiled floor.

Bedroom Two: Spacious double bedroom with built-in wardrobe and window overlooking the garden with combed ceiling and eaves storage.

Bedroom Three: Another spacious double bedroom located at the front of the property with built-in wardrobe and combed ceiling.

Shower Room: With tiled flooring walk in shower, WC and wash hand basin, tiled walls and Velux window.

Exterior: Gravel driveway to the front of the property for multiple vehicles, enclosed by mature trees and shrubs, single garage with up and over door. At the rear of the property there is decking area, patio seating area, lawn and summerhouse enclosed by mature trees providing total privacy.

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 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 Glenisla, approximately 30 minutes by car.













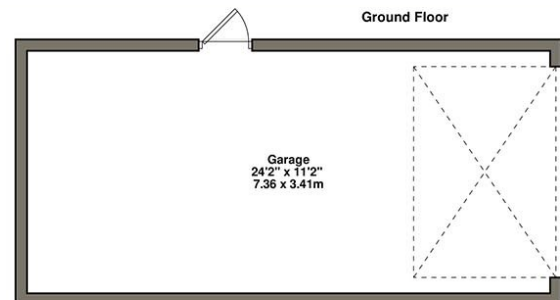
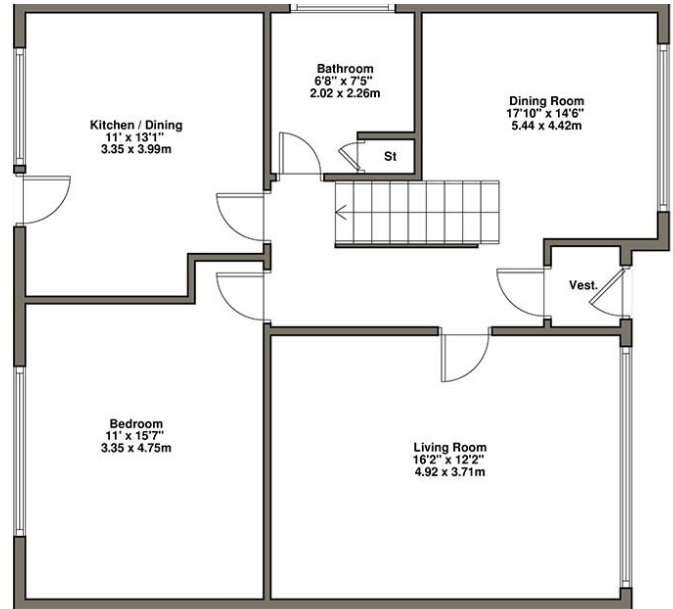
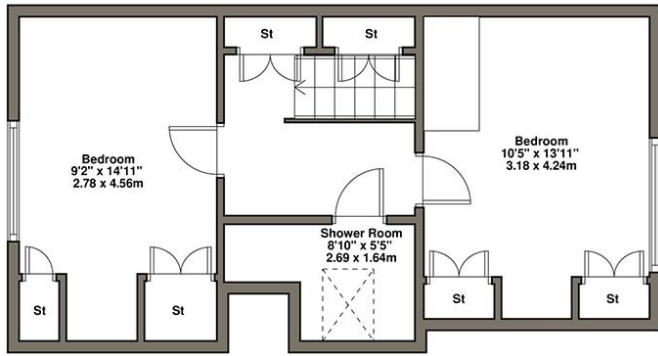








FLOOR PLAN



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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)
KITCHEN	3.35 X 3.99	DINING ROOM	5.44 X 4.42
LIVING ROOM	4.92 x 3.71	BEDROOM ONE	3.35 x 4.75
FAMILY BATHROOM	2.02 x 2.26	BEDROOM TWO	2.78 x 4.56
BEDROOM THREE	3.18 x 4.24	SHOWER ROOM	2.69 x 1.64
GARAGE			

MILLER GERRARD

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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