

# MILLER GERRARD

Solicitors and Estate Agents



**33 CRAIGHALL PLACE, RATTRAY, PH10 7AJ**

**A HIGHLY ATTRACTIVE AND WELL PROPORTIONED THREE BEDROOM TWO BATHROOM SEMI-DETACHED VILLA, WITH FRONT, SIDE AND REAR GARDENS, SITUATED IN A POPULAR RESIDENTIAL AREA, WITHIN CLOSE PROXIMITY TO ALL LOCAL AMENITIES.**

- ENTRANCE HALLWAY
- LIVING / DINING ROOM
- TWO BATHROOMS
- GARDEN STORE
- DOUBLE GLAZING
- EPC RATING 'C'
- KITCHEN
- THREE DOUBLE BEDROOMS
- GARDENS
- GAS CENTRAL HEATING
- COUNCIL TAX BAND 'C'
- HOME REPORT VALUE £135,000

**OFFERS OVER £135,000**

Miller Gerrard are delighted to bring to the market this highly attractive, well proportioned three bedroom, two bathroom semi-detached villa, located in a quiet residential area.

The property comprises entrance hallway, kitchen, living room / dining room and bathroom on the ground floor, with a further bathroom and three double bedrooms on the first floor.

The property benefits from being situated on a corner plot providing spacious gardens to the front, side and rear. With gas central heating, double glazing and outside store.

**Kitchen:** Located at the rear of the property with floor fitted and wall mounted cabinets, dual aspect windows and space for cooker, washing machine, tumble dryer and fridge freezer. Stainless steel sink with window above overlooking the garden, two walk in larder cupboards and back door to access garden.

**Living / Dining Room:** A spacious and bright living / dining room with dual aspect windows, feature fireplace with marble hearth, wooden surround and electric fire. Ample space for a table and chairs .

**Bathroom:** Comprising bath with over bath shower, WC and wash hand basin.

Carpeted stairs to first floor with window on the half landing providing lots of natural light.

**Bedroom One:** A bright spacious double bedroom with built-in cupboard and window overlooking the front garden.

**Bedroom Two:** Located at the rear of the property another good size double bedroom.

**Bedroom Three:** Bright double room with window overlooking the side garden.

**Bathroom::** Comprising bath with over bath shower, WC, wash hand basin and large linen cupboard.

**Exterior:** The front of the property is laid to lawn with pathway around the side to the rear. The side is enclosed by fencing and laid to lawn. At the rear there is a high masonry wall, lawn area, drying area and concrete store.

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.















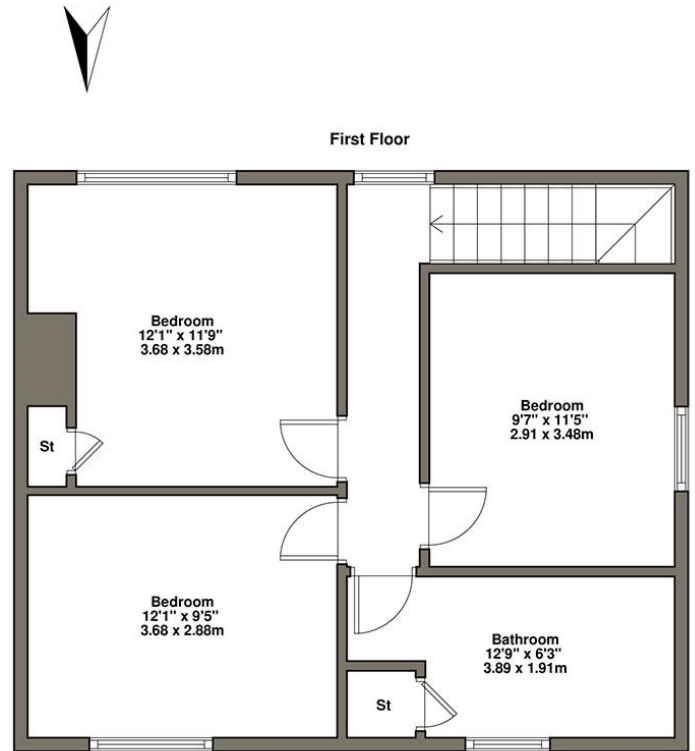
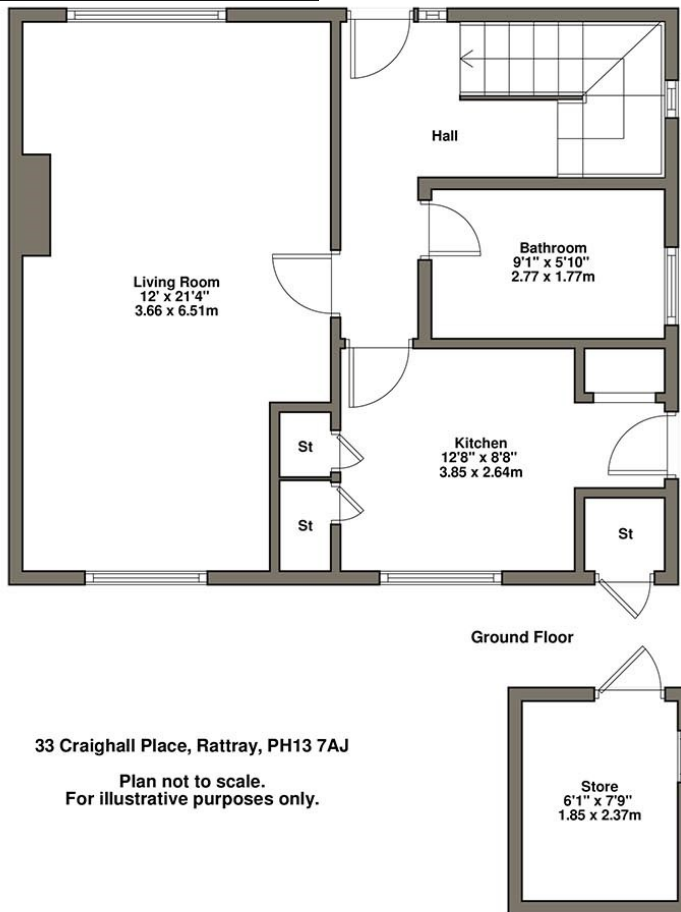








# FLOOR PLAN



33 Craighall Place, Rattray, PH13 7AJ

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	3.85 X 2.64	LIVING / DINING ROOM	3.66 X 6.51
BATHROOM	2.77 X 1.77	DOUBLE BEDROOM	3.68 X 3.58
DOUBLE BEDROOM	3.68 X 2.88	DOUBLE BEDROOM	2.91 X 3.48
BATHROOM	3.89 X 1.91	STORE	1.85 X 2.37

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The Studio,  
13 High Street,  
Blairgowrie,  
PH10 6ET

Tel: 01250 873468 Fax: 01250 875257  
www.millergerrard.co.uk



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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**