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Leading Perthshire Estate Agency

24 Honeyberry Crescent, Rattray, Blairgowrie, PH10 7RD

Offers Over £180,000


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ESTATE & LETTING AGENTS

Buying with Next Home

24 Honeyberry Crescent, Rattray, Blairgowrie, PH10
7RD

Many thanks for your interest with 24 Honeyberry Crescent, Rattray, Blairgowrie, PH10 7RD.

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 renowned 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.

About the Area

The property is located in Rattray which has a very reputable primary school and further amenities can be found in the adjacent town of Blairgowrie.

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 lovely 3 BEDROOM SEMI DETACHED VILLA situated within a popular and quiet residential area. The spacious accommodation comprises entrance hall; WC; bright lounge with large under stair cupboard and front facing window; dining kitchen with doors to the rear garden and integrated oven, hob, extractor, fridge/freezer and free standing washing machine and tumble dryer. On the first floor there is a family bathroom together with 3 bedrooms, the principal having an en-suite shower room. There is gas central heating and double glazing throughout. Externally a mono-bloc driveway to the front provides off street parking for several vehicles and the rear garden is enclosed and laid to lawn. Timber shed. Early viewing is highly recommended.



Key property features

- ✓ Semi Detached Villa
- ✓ Bright Lounge
- ✓ Dining Kitchen
- ✓ Bathroom, En-Suite & WC
- ✓ 3 Bedrooms
- ✓ Gas Central Heating
- ✓ Double Glazing
- ✓ Driveway for several vehicles and garage
- ✓ Enclosed Garden
- ✓ Desirable residential area









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?

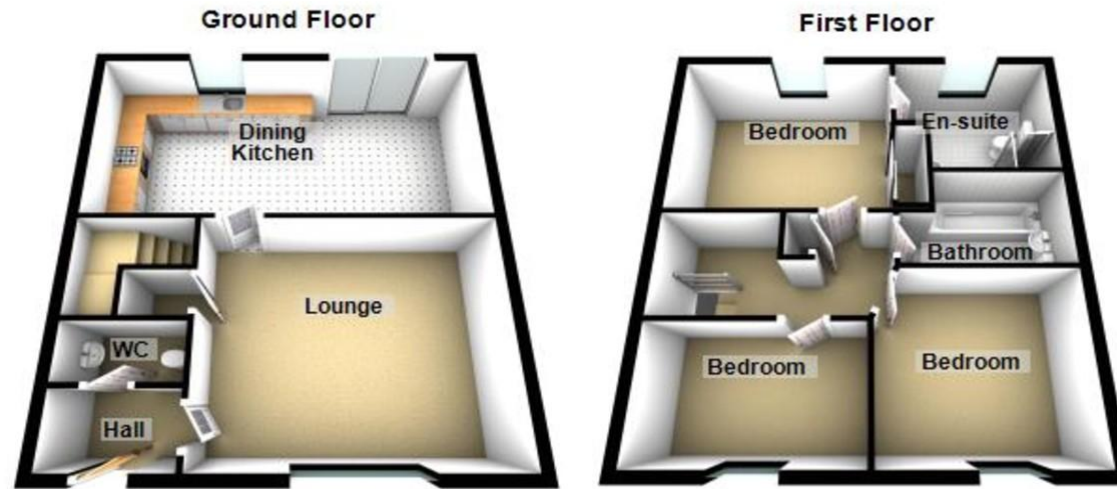
An expert from our local branch will provide you with the most accurate valuation.



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Floorplans



Property Room Sizes

HALL

5' 1" x 4' 11" (1.55m x 1.5m)

WC

5' 2" x 3' 0" (1.57m x 0.91m)

LOUNGE

14' 11" x 12' 1" (4.55m x 3.68m)

DINING KITCHEN

17' 7" x 9' 2" (5.36m x 2.79m)

BEDROOM

9' 9" x 9' 4" (2.97m x 2.84m)

EN-SUITE

7' 8" x 5' 7" (2.34m x 1.7m)

BEDROOM

9' 6" x 8' 11" (2.9m x 2.72m)

BEDROOM

8' 5" x 8' 3" (2.57m x 2.51m)

BATHROOM

6' 8" x 5' 7" (2.03m x 1.7m)



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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

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