

### Buying with **Next Home**

The Shieling Balmoral Road, Rattray, Blairgowrie, Perthshire, PH10 7AH

Many thanks for your interest with The We offer free, no obligation mortgage Shieling Balmoral Road, Rattray, Blairgowrie, Perthshire, PH10 7AH.

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advice to all our buyers.

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# About the Area

From The Shieling there are numerous walks into the forest, along the famous Cateran Trail and local cycle paths. The hills around have paths up to lovely seating areas amid the often spectacular scenery of the surrounding area.

The situation, just off Balmoral Road is a 15 minute walk beside the river to the town centre, Tesco, Co-op, Sainsbury's, dentist, doctor, optician, shops and restaurants, churches and gym and leisure clubs.

The Primary and Secondary schools are also a walk away.













# Property Summary

Next Home are delighted to bring this rare to the market 3 bedroom detached bungalow situated in a sought after area of Rattray, Blairgowrie.

The Shieling is a generous detached bungalow in Blairgowrie, in the heart of East Perthshire, known as Big Tree Country. Built about 1990, and having a bright, cosy, light-filled interior, recently redecorated, with newly fitted double glazing and oak doors throughout.

This bungalow comprises: Entrance porch, entrance hall, bright and spacious lounge with room for a variety of free-standing furniture, very spacious kitchen/dining room, utility, 3 bedrooms with built in storage, shower room and a bathroom.

The house has a quiet, leafy setting above the river Ericht, and has a very safe, private garden, the rear garden being a veritable sun-trap.

There are lawned areas front and back, well-stocked herbaceous borders, a double garage, and parking for multiple cars. Also at the rear is a large workshop/vehicle storage garage.





## Key property features

- **У** Double garage
- ✓ large workshop
- **♥** Quiet location
- ✓ Ideal family home
- **У** Great walks nearby
- **♥** Close to local amenities
- ✓ 3 bedrooms
- **✓** Large plot
- ✓ Gas central heating













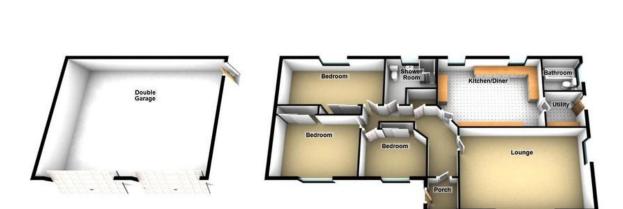




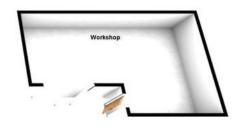




# Floorplans



**Ground Floor** 









### Property Room sizes

**ENTRANCE PORCH** 

6'4" x 4' 9" (1.93m x 1.45m)

**ENTRANCE HALL** 

LOUNGE

19' 1" x 14' 6" (5.82m x 4.42m)

KITCHEN/DINER

18' 4" x 15' 4" (5.59m x 4.67m)

**UTILITY ROOM** 

8' 2" x 5' 8" (2.49m x 1.73m)

BEDROOM

12'5" x 10'1" (3.78m x 3.07m)

**BEDROOM** 

13' 7" x 8' 5" (4.14m x 2.57m)

**BEDROOM** 

10'4" x 8' 7" (3.15m x 2.62m)

SHOWER ROOM

9'5" x 7' (2.87m x 2.13m)

BATHROOM

7' 2" x 5' 2" (2.18m x 1.57m)

**DOUBLE GARAGE** 

18'5" x 15'7" (5.61m x 4.75m)

WORKSHOP

25' 1" x 15' 9" (7.65m x 4.8m)

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 roomsizes are approximate and for general guidance only. They cannot be relied upon for fitting carpets, fumiture etc.



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