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Leading Perthshire Estate Agency

The Shieling Balmoral Road, Rattray, Blairgowrie, Perthshire,

Offers Over £295,000


NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

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

Many thanks for your interest with The Shieling Balmoral Road, Rattray, Blairgowrie, Perthshire, PH10 7AH.

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

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

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









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

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 room sizes are approximate and for general guidance only. They cannot be relied upon for fitting carpets, furniture etc.



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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

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