

# Buy your next home with Next Home

Leading Perthshire Estate Agency

Moulin Cottage, Balmoral Road, Rattray, Blairgowrie, PH10 7AE

Offers Over £145,000

  
**NEXTHOME**  
ESTATE & LETTING AGENTS

# Buying with Next Home

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Moulin Cottage, Balmoral Road, Rattray, Blairgowrie,  
PH10 7AE

Many thanks for your interest with Moulin Cottage, Balmoral Road, Rattray, Blairgowrie, PH10 7AE.

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

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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

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Next Home are delighted to bring to the market this 3 bedroom detached house situated in the popular area of Rattray, Blairgowrie.

The property offers accommodation over 2 floors comprising entrance hall, bright lounge, sun room, kitchen, 3 double bedrooms and family bathroom. There is double glazing (with the exception of the sun room) and gas central heating throughout.

The property has well maintained gardens grounds to the front and rear and there is a driveway and car port to the side providing off street parking.

EPC RATING D.



# Key property features

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- ✓ 3 bedrooms
- ✓ Off-street parking
- ✓ Ideal for first time buyers
- ✓ Close to local amenities
- ✓ Car-port
- ✓ Close to schooling
- ✓ Gas central heating











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.

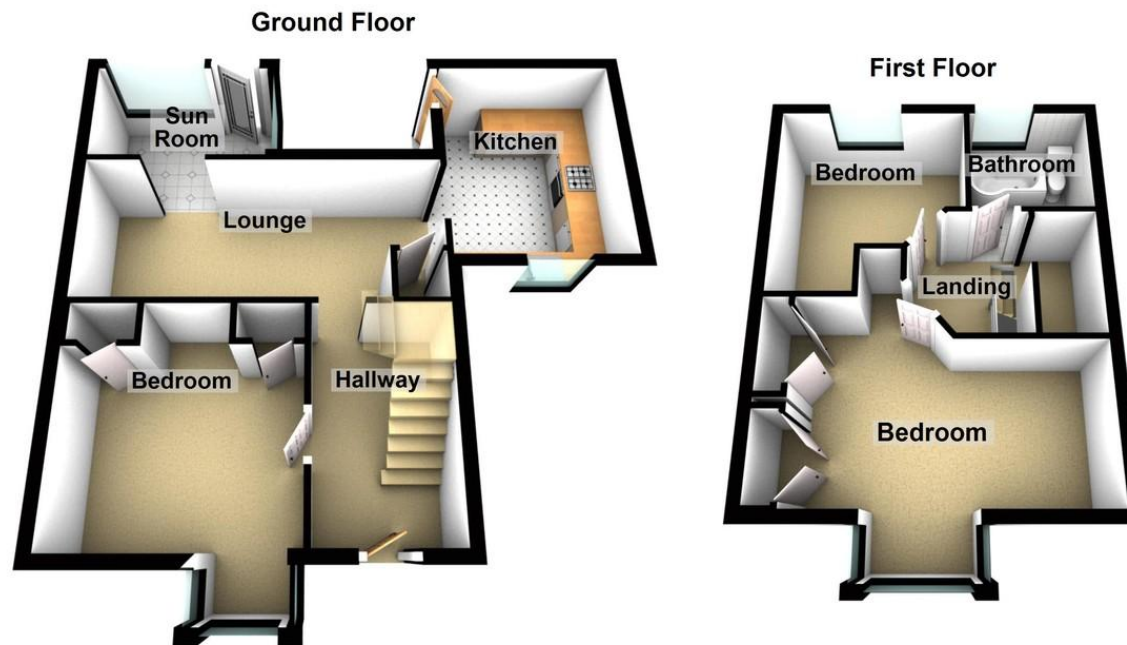


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# Floorplans

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# Property Room sizes

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## ENTRANCE HALL

11' 2" x 5' 9" (3.4m x 1.75m)

## LOUNGE

15' x 9' 5" (4.57m x 2.87m)

## SUN ROOM

11' 2" x 7' 7" (3.4m x 2.31m)

## KITCHEN

9' 7" x 7' 3" (2.92m x 2.21m)

## BEDROOM

11' 8" x 11' 4" (3.56m x 3.45m)

## BEDROOM

14' 11" x 9' 1" (4.55m x 2.77m)

## BEDROOM

11' 8" x 10' 3" (3.56m x 3.12m)

## BATHROOM

6' 10" x 6' 6" (2.08m x 1.98m)

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.



# NEXTHOME

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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](http://www.nexthomeonline.co.uk)

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