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Leading Perthshire Estate Agency

19 Keathbank Court, Balmoral Road, Rattray, Blairgowrie, PH10

Offers Over £175,000


NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

19 Keathbank Court, Balmoral Road, Rattray,
Blairgowrie, PH10 7HW

Many thanks for your interest with 19 Keathbank Court, Balmoral Road, Rattray, Blairgowrie, PH10 7HW.

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 reknown 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.

Next Home your number 1 choice for property sales



FREE Valuations



We're open 7 days a
week until 9pm



Registered Buyers



No obligation
mortgage advice



Conveyancing
Quotations



First Time Buyer
with No Deposit



Next Home's
Buying Guide

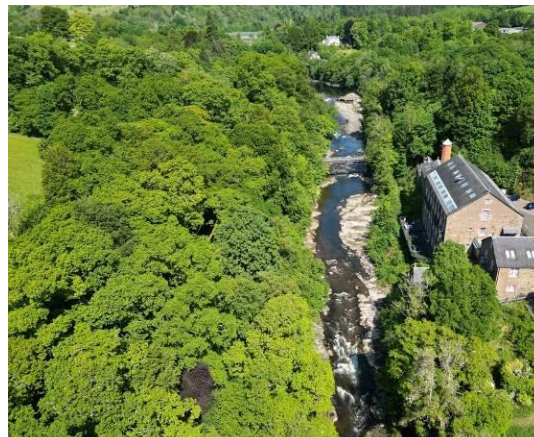


Next Home
Open Days

About the Area

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.





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Visit www.nexthomeonline.com/buying

Property Summary

Next Home are delighted to bring to the market this excellent opportunity to purchase this 3 bedroom maisonette within a former flax mill in an exclusive development located in Rattray, Blairgowrie.

The apartment is in walk-in condition and has spacious accommodation comprising: secure door entry system, communal stairwell, entrance hall with understairs storage, open plan kitchen/dining with river views, spacious lounge/dining room, utility room, 3 double bedrooms with principle en-suite and a family bathroom.

Double glazing and gas central heating throughout.

Externally there is allocated parking and outdoor seating areas.



Key property features

- ✓ 3 double bedrooms
- ✓ River views
- ✓ Quiet location
- ✓ Great walks nearby
- ✓ Ideal holiday home
- ✓ Ideal for first time buyers
- ✓ Close to local amenities
- ✓ Well-presented.
- ✓ Principal en-suite
- ✓ Open plan living





DSC_0484

Next Home - 19 Keathbank Court, Balmoral Road, Rattray, Blairgowrie, PH10 7HW



DSC_0481



DSC_0495



DSC_0500



DSC_0502



DSC_0504



DSC_0507



DSC_0498



DSC_0508



DSC_0521



DSC_0516



DSC_0514



DSC_0519



Have a property to sell?

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

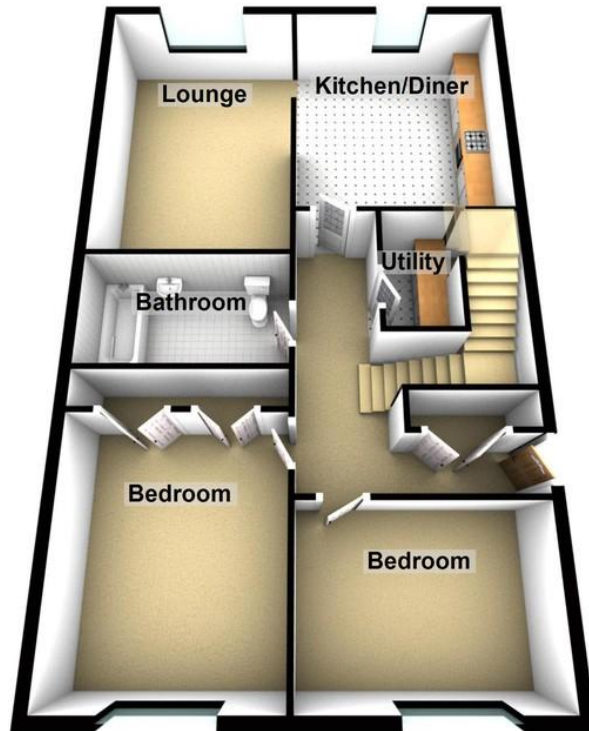


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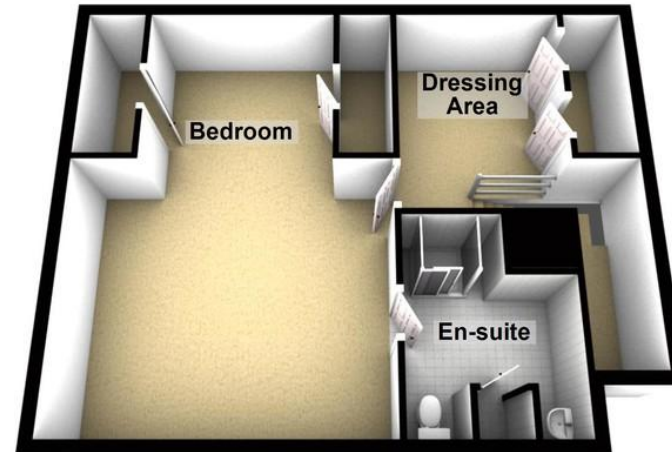
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Floorplans

Second Floor



Third Floor



Property Room sizes

HALL

LOUNGE/DINER

21' 5" x 10' 8" (6.53m x 3.25m)

KITCHEN

15' 4" x 9' 9" (4.67m x 2.97m)

BEDROOM

22' 2" x 9' 5" (6.76m x 2.87m)

ENSUITE

9' x 7' 4" (2.74m x 2.24m)

BEDROOM

13' 7" x 9' 9" (4.14m x 2.97m)

BEDROOM

9' 7" x 9' 1" (2.92m x 2.77m)

BATHROOM

9' 9" x 5' 1" (2.97m x 1.55m)

UTILITY ROOM

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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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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