

# Buy your next home with Next Home

Leading Perthshire Estate Agency

The Alders, Hatton Road, Rattray, Perthshire, PH10 7AW

Offers Over £390,000

  
**NEXTHOME**  
ESTATE & LETTING AGENTS

# Buying with Next Home

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The Alders, Hatton Road, Rattray, Perthshire, PH10 7AW

Many thanks for your interest with The Alders, Hatton Road, Rattray, Perthshire, PH10 7AW.

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

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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.





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Visit [www.nexthomeonline.com/buying](http://www.nexthomeonline.com/buying)

# Property Summary

Built in 1856, The Alders is a 'C' listed Victorian villa situated in the most private spot overlooking the town of Blairgowrie.

The Alders still has many of its original features with wooden shutters, high skirting boards and ornate period cornicing featuring throughout.

The property would be the ideal family home and has spacious accommodation set over 3 levels comprising: Vestibule, entrance hall, bright and spacious lounge, family room, sitting room/dining room, fully fitted 'Wren' kitchen, utility room and wet room are all located on the ground floor.

The 1st floor is accessed by a carpeted stairwell and leads to a bright and spacious landing that gives access to 4 double bedrooms and a family bathroom. 2 further bedrooms are located in the attic space.

Additionally there is a large basement which could be converted into further accommodation.

This property is situated on the most private and generous sized plot with a large garden wrap around garden, outbuildings and private woodlands pertaining to the property.



# Key property features

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- ✓ C Listed building
- ✓ Rare to the market
- ✓ Ideal family home
- ✓ Basement
- ✓ Large grounds
- ✓ Garage
- ✓ Great potential
- ✓ Attic conversion
- ✓ Original features throughout





DSC\_0477

Next Home - The Alders, Hatton Road, Rattray, Perthshire, PH10 7AW





DSC\_0479



DSC\_0541



DSC\_0546



DSC\_0484



DSC\_0564



DSC\_0446



DSC\_0448



DSC\_0456





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# Have a property to sell?

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

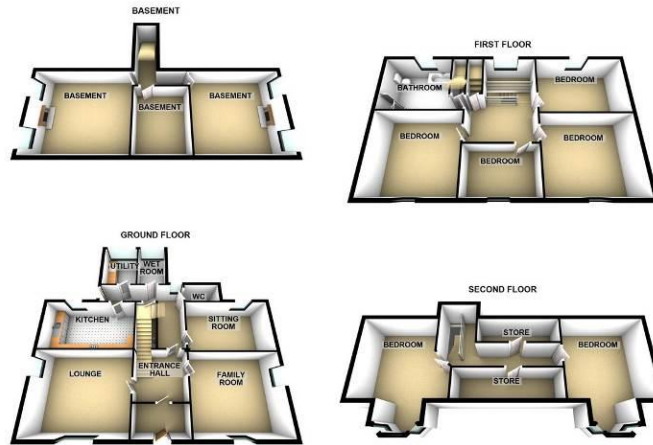


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# Floorplans

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# Property Room sizes

## **VESTIBULE**

*10' x 6' 2" (3.05m x 1.88m)*

## **HALL**

*12' 8" x 10' (3.86m x 3.05m)*

## **LOUNGE**

*17' 2" x 14' 2" (5.23m x 4.32m)*

## **SITTING ROOM**

*14' 8" x 9' 7" (4.47m x 2.92m)*

## **FAMILY ROOM**

*16' 3" x 14' 6" (4.95m x 4.42m)*

## **KITCHEN**

*15' 8" x 9' 8" (4.78m x 2.95m)*

## **UTILITY ROOM**

*8' 1" x 6' 6" (2.46m x 1.98m)*

## **WET ROOM**

*8' 1" x 6' (2.46m x 1.83m)*

## **W/C**

*5' 8" x 3' 6" (1.73m x 1.07m)*

## **LANDING**

*15' 3" x 13' 8" (4.65m x 4.17m)*

## **BEDROOM**

*14' 9" x 13' 1" (4.5m x 3.99m)*

## **BEDROOM**

*14' 8" x 14' 8" (4.47m x 4.47m)*

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](mailto: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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