

MILLER GERRARD

Solicitors and Estate Agents



THISTLEDOME, SOUTH STREET, RATTRAY, PH10 7BZ

A THREE BEDROOM DETACHED BUNGALOW, IDEALLY LOCATED IN A POPULAR RESIDENTIAL AREA OF RATTRAY.

- LIVING ROOM
- THREE DOUBLE BEDROOMS
- FRONT AND REAR GARDENS
- GAS CENTRAL HEATING
- EPC BAND 'D'
- HOME REPORT VALUE '£205,000'
- KITCHEN
- BATHROOM
- OFF-STREET PARKING
- DOUBLE GLAZING
- COUNCIL TAX BAND 'D'

OFFERS OVER £180,000

Miller Gerrard are delighted to bring to the market this three bedroom, detached bungalow situated in a popular residential area of Rattray, Blairgowrie. The property will appeal to a number of buyers and early viewing is highly recommended.

The property benefits gas central heating, double glazing, off-street parking, front garden and enclosed rear garden with lawn and patio area.

Kitchen: Fitted with modern base and wall mounted units, four burner gas hob, under counter oven and extractor above, integrated appliances, under counter white goods and windows to the front and rear.

Doors from the kitchen lead to the rear garden and a small hallway with access to the third bedroom/study and the living room.

Living Room: To the front of the property with large bay windows and carpet.

Doors from the living room lead to bedroom one and a small hallway with storage cupboard and attic access.

Bedroom One: Located to front of property with carpet and dual front facing windows.

Bedroom Two: Located to rear of the property with carpet and side facing window

Bedroom Three: Currently used as a study with casement windows facing rear garden.

Bathroom: Fully wet walled with shower over bath, wash hand basin, WC and obscure rear facing window. With extractor, heated towel rail, linoleum flooring and spot lighting.

Exterior: Front garden laid to lawn with a paved driveway area and fencing on both sides and to the front. The rear garden is fully enclosed with lawn, patio area and small storage shed.

About the area: Rattray Primary School is a short distance away and the property is in the catchment area of Blairgowrie High School. This property is also superbly located for the commuter with access to Blairgowrie, Kirremuir and Forfar, as well as the larger cities of Dundee and Perth.

TO VIEW: Please contact Miller Gerrard on 01250 873468 or email property@millergerrard.co.uk





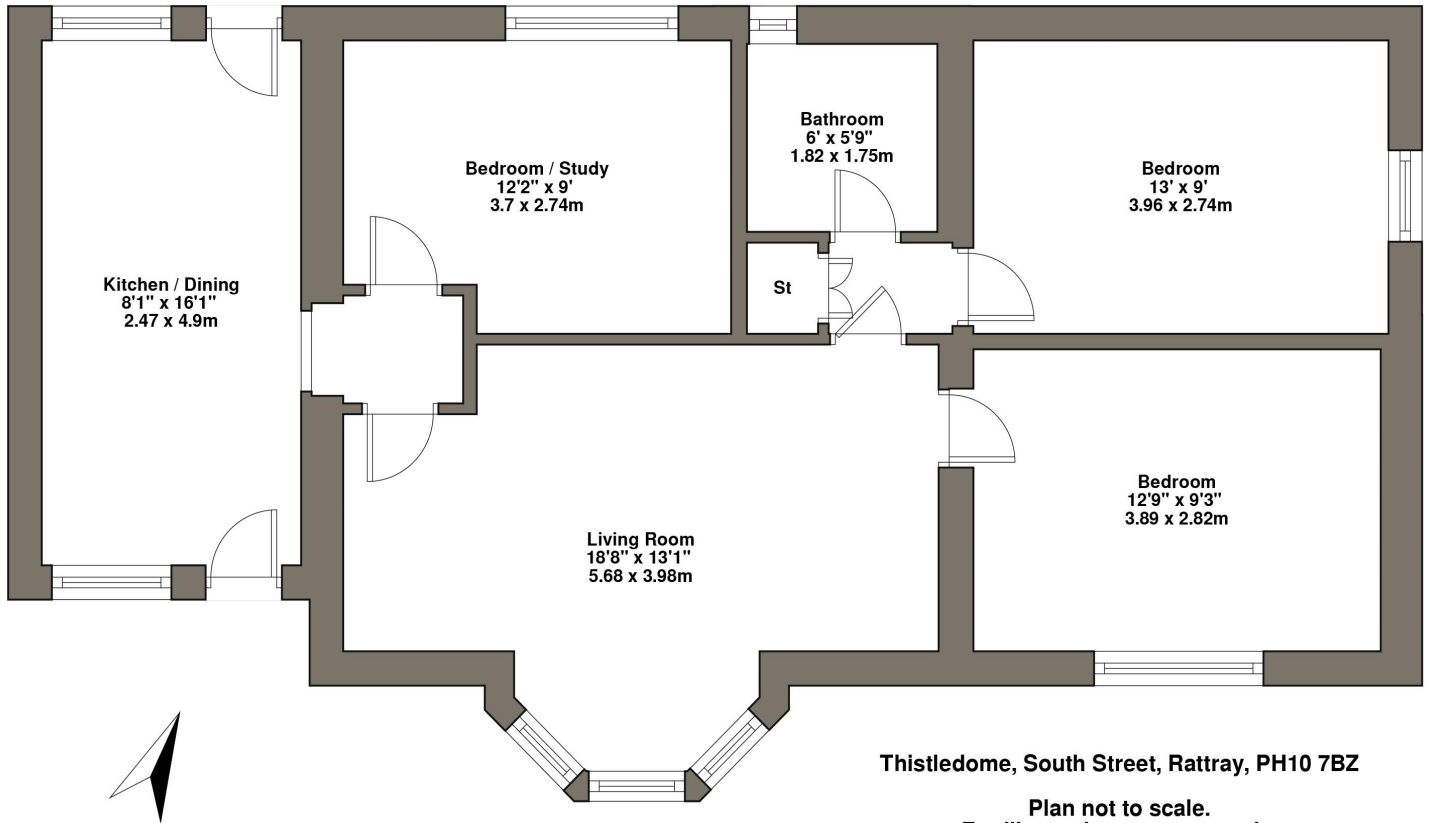








FLOOR PLAN



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

ROOM DIMENSIONS

(in meters)

(in meters)

| ROOM DIMENSIONS | (in meters) | ROOM DIMENSIONS | (in meters) |
|-----------------------|-------------|-----------------|-------------|
| KITCHEN / DINING | 4.9 x 2.47 | LIVING ROOM | 5.68 x 3.98 |
| BEDROOM ONE | 2.89 x 2.82 | BEDROOM TWO | 3.96 x 2.74 |
| BEDROOM THREE / STUDY | 3.7 x 2.74 | BATHROOM | 3.86 x 2.82 |

MILLER GERRARD

Solicitors and Estate Agents

The Studio,
 13 High Street,
 Blairgowrie,
 PH10 6ET

Tel: 01250 873468 Fax: 01250 875257

www.millergerrard.co.uk



It is strongly recommended that any interested party should read the Home Report on the property. Any matters concerning the property mentioned in the Home Report should be considered to have been disclosed by these particulars of sale.

THE ABOVE PARTICULARS, WHILE BELIEVED TO BE TRUE, ARE NOT GUARANTEED AND WILL NOT BE HELD TO FORM PART OF ANY CONTRACT OF SALE