

MILLER GERRARD

Solicitors and Estate Agents



WESTERLEA BUNGALOW, ALYTH ROAD, RATTRAY, PH10 7DY

A FANTASTIC OPPORTUNITY TO PURCHASE THIS DETACHED THREE BED COTTAGE WITH COUNTRYSIDE VIEWS, LOCATED IN A QUIET RESIDENTIAL AREA ON OUTSKIRTS OF RATTRAY

- ENTRANCE VESTIBULE
- SITTING ROOM
- UTILITY ROOM
- MASTER BEDROOM WITH EN-SUITE
- BATHROOM
- DOUBLE GARAGE
- COUNCIL TAX BAND 'F'
- HOME REPORT VALUE £365,000
- LIVING ROOM
- KITCHEN / DINING ROOM
- PORCH
- TWO DOUBLE BEDROOMS
- LARGE GARDENS WITH GREENHOUSE
- GAS CENTRAL HEATING
- EPC BAND 'D'

OFFERS OVER £365,000

Miller Gerrard are delighted to bring to the market Westerlea Bungalow, a delightful three bedroom detached cottage located on the outskirts of Rattray, within a short distance of the town centre, with it's shops ad local amenities.

The property comprises: entrance vestibule, living room, family room, kitchen / dining room, porch, utility room, master bedroom with en-suite, two double bedrooms and a bathroom.

The property is entered through porch at front of house into the dining/kitchen and hallway.

Sitting Room: Coving, carpeted, fully glazed sliding doors lead to the patio, large casement windows to the front and space for free standing storage. Double doors lead to the living room.

Living Room: Feature log burner, carpeted and deep shelved casement windows to the side of property.

Kitchen / Dining Room: The kitchen area is fitted with range of base units, composite sink and drainer, under counter appliances, six burner range cooker with extractor above and a free standing fridge/freezer space. window to the front and glazed door to the utility area. The dining area has space for dining furniture, wooden flooring and doors leading to the rear porch and hallway.

Utility Room: Stainless steel sink, under counter storage, space for white goods, storage closet with boiler, door to kitchen area and window to front of property.

Master Bedroom with En-Suite: The master bedroom is carpeted, with built in triple wardrobes, storage cupboard above and window to side. En-suite comprises WC, power shower and hand wash basin with vanity unit, obscure glazed window to, spotlighting, extractor fan and attic access.

Bedroom Two: Carpeted, built in triple wardrobes with storage cupboard above, window to side.

Bedroom Three: Carpeted, built in triple wardrobes with storage cupboard above, window to front.

Bathroom: Comprising bath and tiled bath area, separate shower cubicle with shower, WC, hand wash basin, skylight, tile effect vinyl flooring, heated towel rail, extractor and free standing storage.

Exterior: The property benefits from private garden grounds with large lawn areas to the side. There is a patio area, water feature and secluded seating area. There is a greenhouse, raised vegetable beds and small summer house. The boundaries are of stone wall, mixed timber fences and established hedgerow. There is a large driveway to the front of the property.

The country towns of Blairgowrie and Rattray are conveniently situated within approximately 30 minutes by car of both the cities of Perth and Dundee with their onward rail and motorway connections. Amenities in the town include shops, supermarkets, senior and primary schools, recreation centre with swimming pool, cottage hospital, health centres, dental surgery and library. There are thriving sports clubs, cultural organisations and several golf courses locally. The beautiful Perthshire countryside is virtually on the doorstep with a wide variety of walks around Blairgowrie and more adventurous routes available in Strathardle, Glenshee and Glenisla, approximately 30 minutes by car.

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



















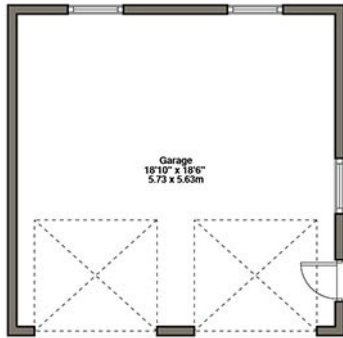








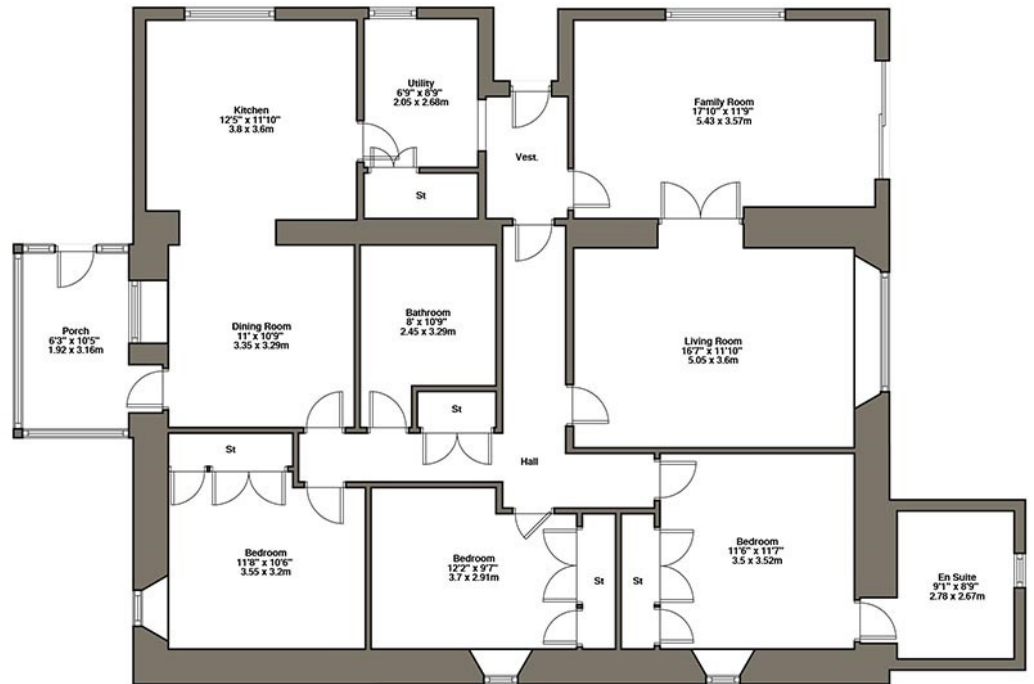
FLOOR PLAN



Garage
18'10" x 10'6"
5.73 x 3.16m

Westerlea Bungalow, Alyth Road, Rattray, Blairgowrie, PH10 7DY

Plan not to scale.
For illustrative purposes only.



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)
FAMILY ROOM	5.43 x 3.57	LIVING ROOM	5.05 x 3.6
KITCHEN	3.8 x 3.6	UTILITY	2.68 x 2.05
DINING ROOM	3.35 x 3.29	PORCH	3.16 x 1.92
BATHROOM	3.29 x 2.45	MASTER BEDROOM	3.52 x 3.5
EN-SUITE	2.78 x 2.67	BEDROOM TWO	3.7 x 2.91
BEDROOM THREE	3.55 x 3.2	GARAGE	5.73 x 5.63

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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.

TO VIEW

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