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Leading Perthshire Estate Agency

1 Bakery House, High Street, Rattray, Blairgowrie, PH10 7BT

Offers Over £79,950

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NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

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PH10 7BT

Many thanks for your interest with 1 Bakery House, High Street, Rattray, Blairgowrie, PH10 7BT.

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

Ratray is adjacent to Blairgowrie which is a thriving town 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

We are delighted to bring to the market this immaculately presented FIRST FLOOR ONE BEDROOM FLAT entered via a secure entry door system.

The property is walking distance of all amenities and would suite a number of prospective purchasers.

The bright and spacious accommodation comprises entrance hall with low level cupboard; living room with front facing window; dining kitchen with integrated oven, hob and extractor together with free standing fridge/freezer and washing machine; double bedroom with fitted wardrobes and mirrored sliding doors; shower room with modern white suite.

The property benefits from having double glazing and gas central heating.

Early viewing is highly recommended.



Key property features

- ✓ First Floor Flat
- ✓ Bright Lounge
- ✓ Dining Kitchen
- ✓ Double Bedroom
- ✓ Shower Room
- ✓ Double Glazing
- ✓ Gas Central Heating
- ✓ Secure Entry System
- ✓ Close to amenities
- ✓ Excellent Storage







Have a property to sell?

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

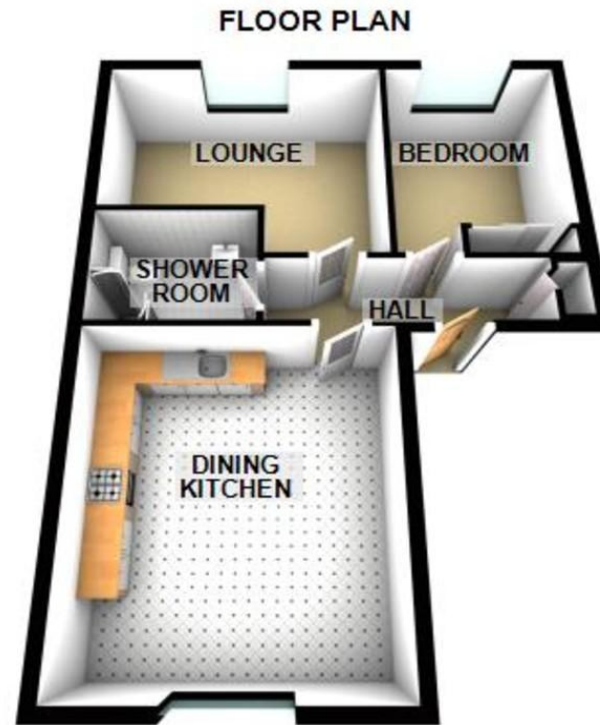
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Floorplans



Property Room Sizes

HALL

13' 3" x 3' 0" (4.04m x 0.91m)

LIVING ROOM

13' 6" x 10' 0" (4.11m x 3.05m)

DINING KITCHEN

11' 11" x 11' 1" (3.63m x 3.38m)

BEDROOM

11' 3 (w)" x 9' 10" (3.43m x 3m)

SHOWER ROOM

7' 0" x 5' 6" (2.13m x 1.68m)

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

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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