

# MILLER GERRARD

Solicitors and Estate Agents



**59 GLENALMOND ROAD, RATTRAY, PH10 7AY**

**A TWO BED, FIRST FLOOR MAISONETTE APARTMENT, LOCATED IN A POPULAR RESIDENTIAL AREA OF RATTRAY.**

- ENTRANCE HALLWAY
- KITCHEN
- TWO DOUBLE BEDROOMS
- COMMUNAL DRYING AREA
- ELECTRIC CENTRAL HEATING
- EPC RATING 'B'
- LIVING ROOM
- EXTERNAL BALCONY
- BATHROOM
- DOUBLE GLAZING
- COUNCIL TAX BAND 'A'
- HOME REPORT VALUE £85,000

**OFFERS OVER £85,000**

Miller Gerrard are delighted to bring to the market this two bed first floor maisonette apartment, located in a popular residential area of Rattray and is within easy walking distance of the local primary school.

The property comprises entrance hallway, kitchen, living room with balcony, two double bedrooms and bathroom.

The property benefits from balcony area, double glazing, electric heating and communal drying area. Access is via a secure entry system leading to the first floor providing entrance directly into the apartment.

**Entrance Hallway:** With two storage cupboards and stairs leading to second floor.

**Kitchen:** With floor fitted and wall mounted cabinets, extractor fan, space for white goods and oven/cooker, breakfast bar, tiled flooring and window overlooking the balcony

**Living Room:** A bright and spacious room which easily accommodates a dining table and chairs with window overlooking the rear, storage cupboard and door to external balcony.

Stairs lead to the first floor with large storage cupboard.

**Bedroom One:** Windows to the side and rear of the property, built in wardrobes, carpeted.

**Bedroom Two:** Window to front, built in wardrobes, carpeted.

**Bathroom:** Comprising shower over bath, WC, wash hand basin, extractor fan, tiled flooring and obscure glazed windows.

**Exterior:** The property benefits an external balcony area and a communal drying area

**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](mailto:property@millergerrard.co.uk)**















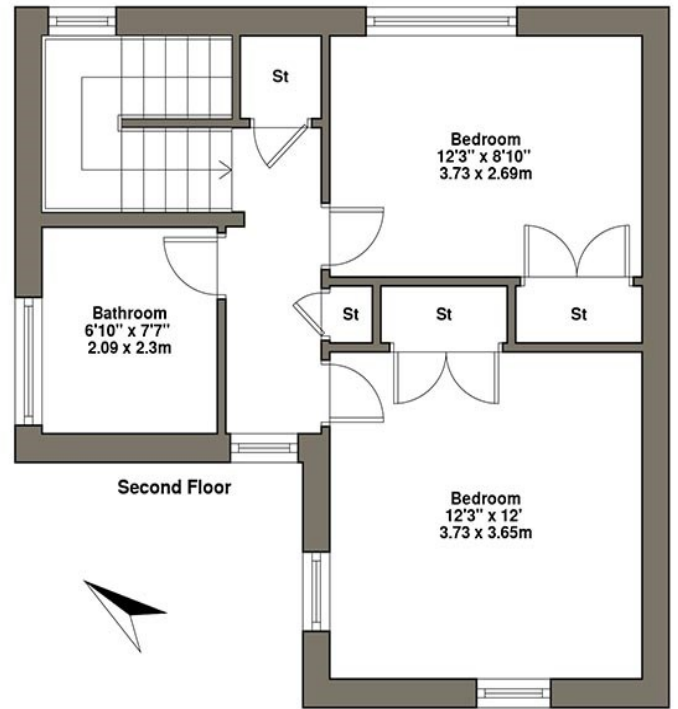
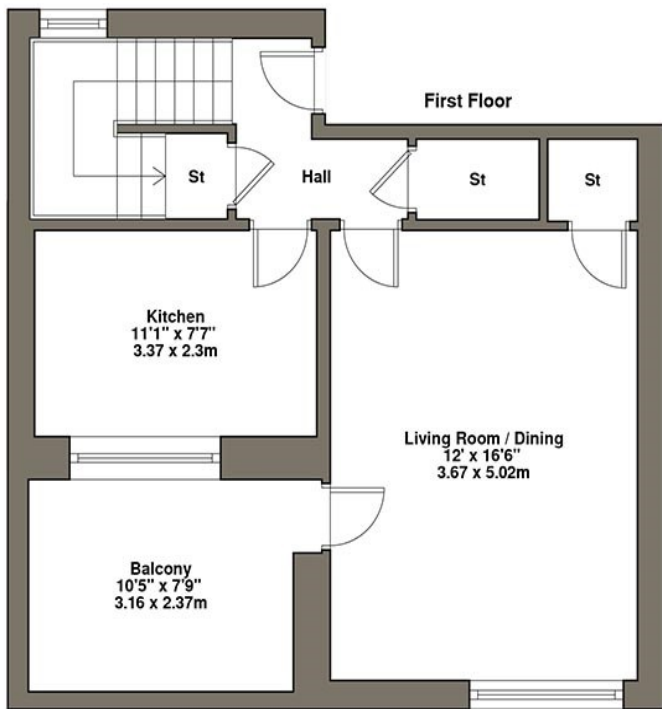








# FLOOR PLAN



59 Glenalmond Road, Rattray, PH10 7AY

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) |
|-----------------|-------------|-------------|-------------|
| LIVING ROOM     | 5.02 x 3.67 | KITCHEN     | 3.37 x 2.3  |
| BALCONY         | 3.16 x 2.37 | BEDROOM ONE | 3.73 x 3.65 |
| BEDROOM TWO     | 3.73 x 2.69 | BATHROOM    | 2.3 x 2.09  |

## MILLER GERRARD

Solicitors and Estate Agents

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

Tel: 01250 873468 Fax: 01250 875257

[www.millergerrard.co.uk](http://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.

### TO VIEW

Please contact Miller Gerrard Solicitors 01250 873468

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