

MILLER GERRARD

Solicitors and Estate Agents



CLACH CRUINN, HIGH STREET, RATTRAY, PH10 7DE

**A TWO BED DETACHED, EXTENDED COTTAGE
IDEALLY LOCATED IN A POPULAR RESIDENTIAL
AREA OF RATTRAY, BLAIRGOWRIE**

- ENTRANCE HALLWAY
- MASTER BEDROOM WITH EN SUITE
- KITCHEN
- SHOWER ROOM
- DRIVEWAY
- DOUBLE GLAZING
- EPC RATING 'E'
- LIVING ROOM
- DOUBLE BEDROOM
- UTILITY ROOM / OFFICE
- CONSERVATORY
- GAS CENTRAL HEATING
- COUNCIL TAX BAND 'D'
- HOME REPORT VALUE £210,000

OFFERS OVER £210,000

Clach Cruinn is a two bedroomed, stone built detached cottage, located near Blairgowrie town centre and is a short walk from the local primary school.

The property comprises entrance hallway, living room, breakfasting kitchen, large conservatory, two double bedrooms, one with en-suite bathroom, utility room and a shower room.

The property benefits from gas central heating, double glazing, large gravel driveway and storage shed.

Entrance Hallway: The property is entered by a front door with feature glass centre panels. Hallway is wide with lino flooring and cloak room/storage cupboard. Leads to all downstairs rooms.

Breakfasting Kitchen: Generous amount of under counter and wall mounted units. Stainless steel sink and drainer. Feature tiled backsplash, four burner gas hob and electric oven underneath with extractor above. Built in dishwasher, wine chiller, free standing fridge/freezer, window to the front with deep tiled window shelf. Lino flooring. Space for dining table and chairs.

Family Shower Room: Obscure half glazed door, shower area with assisted shower seat and banister, rainfall shower head, fully wet walled walls, hand wash basin with vanity unit, WC, mirror, cladded ceiling, spotlights, extractor fan.

Utility Room: Partial tiled walls, work counter with shelving above and washing machine/tumble dryer underneath. Currently used as laundry/utility room. Previously used as an office.

Living Room: Entered by half glazed door from hall, window to the side, laminate pine flooring, connecting patio door to conservatory, covered by curtains.

Conservatory: Hardwood window shelves and tiled flooring. Double glazed doors to patio and front garden.

Carpeted stairs with timber bannister lead to the landing with Velux window, spotlighting and double built in wardrobe.

Double Bedroom One with en-suite: Angled coombed ceilings on either side with two large dormers windows to the front, with window seats. Large area with space for free standing furniture. Carpeted area and a laminate flooring area at entrance to en-suite. En- Suite has shower over bath with wet wall and shower screen. Wash hand basin with vanity unit, WC, fitted heated towel rail, laminate flooring, Velux window to the rear of property and extractor fan.

Double Bedroom Two: Dormer windows to front and side with window seat. Coombed ceiling, raised shelving area, double doors to walk in wardrobe/storage area.

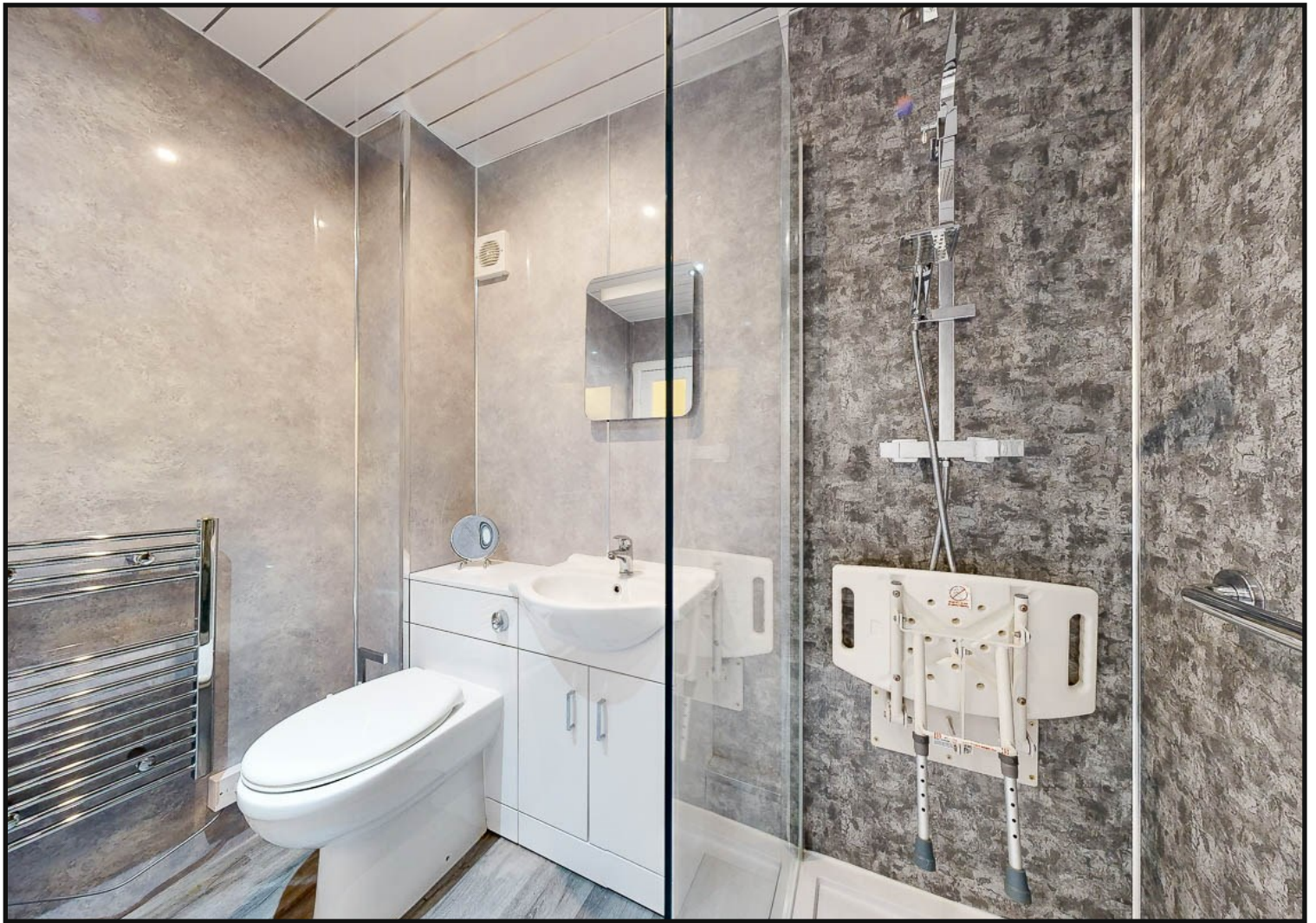
Exterior: Gravel driveway to the side of property with for room for several cars. Accessed from Sidlaw Road. Wooden gated entrance. Property is bounded on the street side with a mix of stone walls and large mature plantings. Patio area next to shed at the end of driveway. Paved pathway leads to a front of property with another small patio area, doors to conservatory and the front entrance door. Front garden has a mix of small secluded areas with mature plants, trees and raised beds. Timber shed and outside tap.

TO VIEW: Please contact Miller Gerrard on 01250 873468

or email property@millergerrard.co.uk











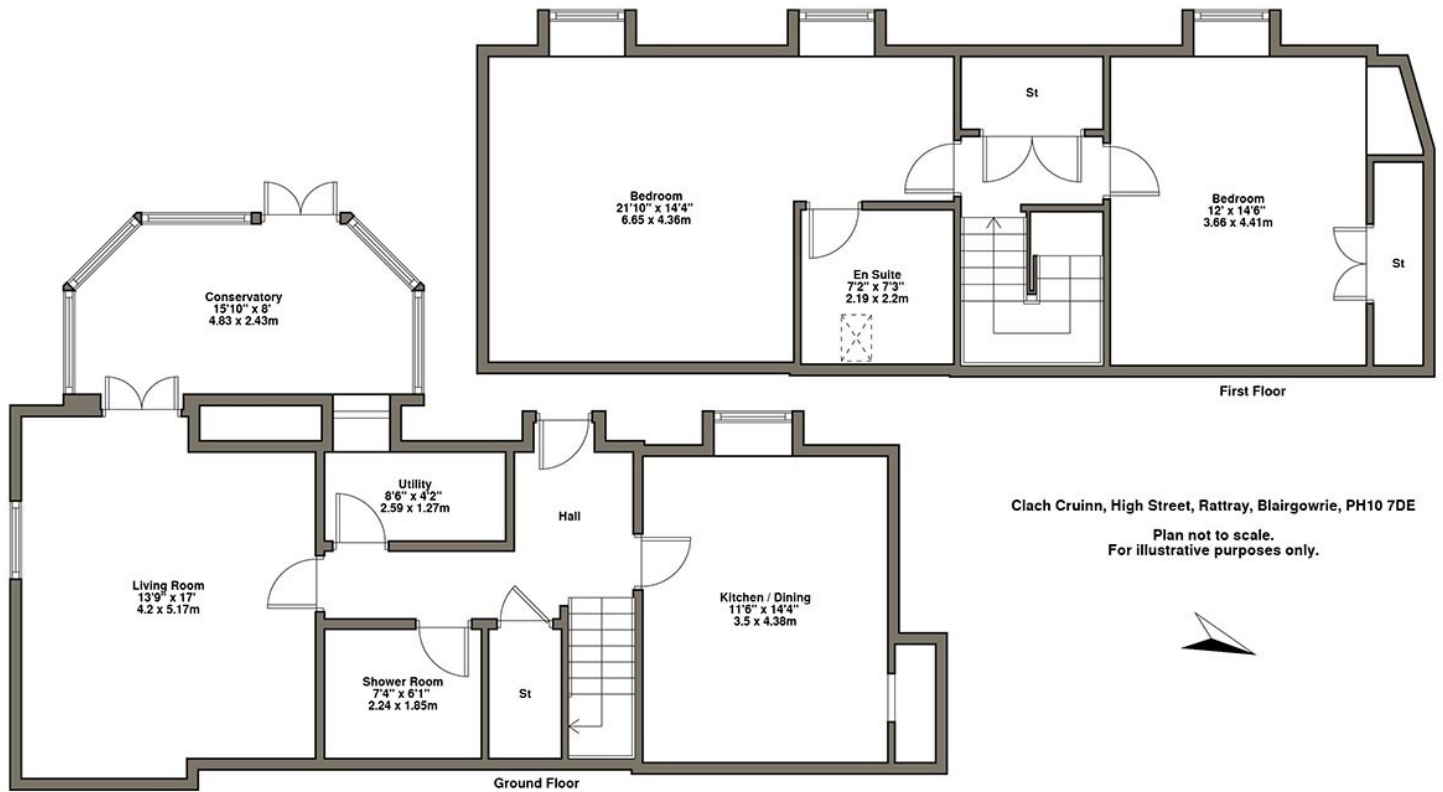








FLOOR PLAN



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)
KITCHEN / DINING	4.38 x 3.5	SHOWER ROOM	2.24 x 1.85
UTILITY	2.59 x 1.27	LIVING ROOM	5.17 x 4.2
CONSERVATORY	4.83 x 2.43	BEDROOM ONE	6.65 x 4.36
EN SUITE	2.2 x 2.19	BEDROOM TWO	4.41 x 3.66

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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.

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