

MILLER GERRARD

Solicitors and Estate Agents



36 GLENSHEE DRIVE, RATTRAY, PH10 7AR

A TWO STOREY, MID TERRACED VILLA LOCATED IN A POPULAR RESIDENTIAL AREA OF RATTRAY.

- ENTRANCE VESTIBULE
- LIVING ROOM
- THREE BEDROOMS
- FRONT AND REAR GARDEN
- ELECTRIC HEATING
- EPC RATING 'E'
- HALLWAY
- KITCHEN
- SHOWER ROOM
- DOUBLE GLAZING
- COUNCIL TAX BAND 'B'
- HOME REPORT VALUE £125,000

OFFERS OVER £125,000

Miller Gerrard are delighted to bring to the market this mid-terraced villa situated in a cul-de-sac approximately five minutes' walk from Rattray Primary School.

The comfortable accommodation comprises lounge with patio doors overlooking garden ground, kitchen, stairs to two double and one $\frac{3}{4}$ size bedrooms, shower room and benefits from electric heating and double glazing.

There is a brick shed area just inside the main door, a secluded courtyard to the front and garden ground to the rear.

Entrance Hallway: The property enters by a double glazed door with shelved store area with laminate flooring and ATC radiator. The inner double glazed front door opens to the hallway with window to the front with downlighting. Deep under stairs walk-in cupboard containing fuse box and meter.

Living Room: With patio doors to rear garden, ATC radiator, window to the rear, built in shelving with storage below, coving and laminate flooring.

Kitchen: With a range of floor standing and wall mounted units with tiling behind the work surfaces, stainless steel sink and drainer with mixer tap, downlighting, window to the front and space for white goods and oven / cooker. Tiled flooring.

Bedroom One: Window to the front, built in wardrobe and is carpeted

Bedroom Two: Window to the rear, built in storage and is carpeted.

Bedroom Three: Window to the rear, storage cupboard and is carpeted.

Shower Room: Fully tiled with tiled flooring, wash hand basin with vanity underneath, shower cubicle and shower, heated towel rail, extractor fan and window to the front.

Exterior: Rear garden laid out in patio with drying area, gravel area and shrubs and is bounded by hedging to the rear and a small brick wall to the either side. The front courtyard is well secluded and is slabbed with a timber gate.

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.





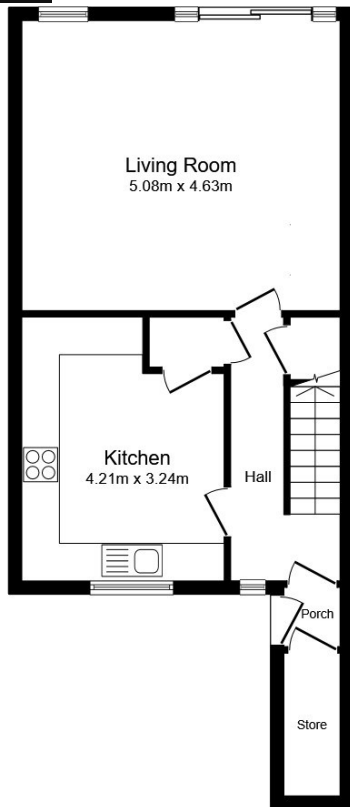




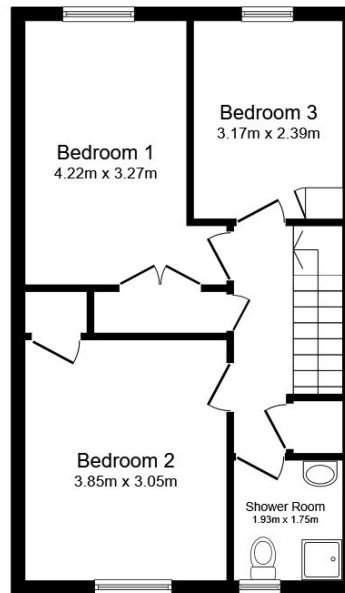




FLOOR PLAN



Ground Floor
Floor area 48.5 sq.m.



First Floor
Floor area 45.4 sq.m.

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	5.08 x 4.63	KITCHEN	4.21 x 3.24
BEDROOM ONE	4.22 x 3.27	BEDROOM TWO	3.85 x 3.05
BEDROOM THREE	3.17 x 2.39	SHOWER ROOM	1.93 x 1.75

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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

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