

MILLER GERRARD

Solicitors and Estate Agents



**17 RIVERSIDE COURT
RATTRAY
PH10 7BG**

**OFFERS OVER
£75,000**

**EPC RATING 'C'
COUNCIL TAX BAND 'B'**



17 RIVERSIDE COURT, RATTRAY, BLAIRGOWRIE, PH10 7BG

- *2ND FLOOR FLAT
- * TWO DOUBLE BEDROOMS
- * COMMUNAL GARDENS
- *SECURE ENTRY SYSTEM
- *RESIDENTS PARKING
- *CLOSE TO ALL AMENITIES

MILLER GERRARD ARE DELIGHTED TO BRING TO THE MARKET 17 RIVERSIDE COURT, A SPACIOUS TWO BEDROOM SECOND FLOOR APARTMENT, WHICH IS IDEALLY LOCATED OVERLOOKING THE RIVER ERICHT AND BEING ONLY A SHORT DISTANCE FROM THE LOCAL AMENITIES.

THE PROPERTY HAS TWO DOUBLE BEDROOMS AND LIVING ROOM WITH A JULIET BALCONY OVERLOOKING THE RIVER.

THE LIGHT AND BRIGHT PROPERTY WOULD MAKE AN IDEAL FIRST TIME PURCHASE OR BUY-TO-LET INVESTMENT.







The country town of Blairgowrie is 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.

MILLER GERRARD

SOLICITORS & ESTATE AGENTS

THE STUDIO

13 HIGH STREET

BLAIRGOWRIE

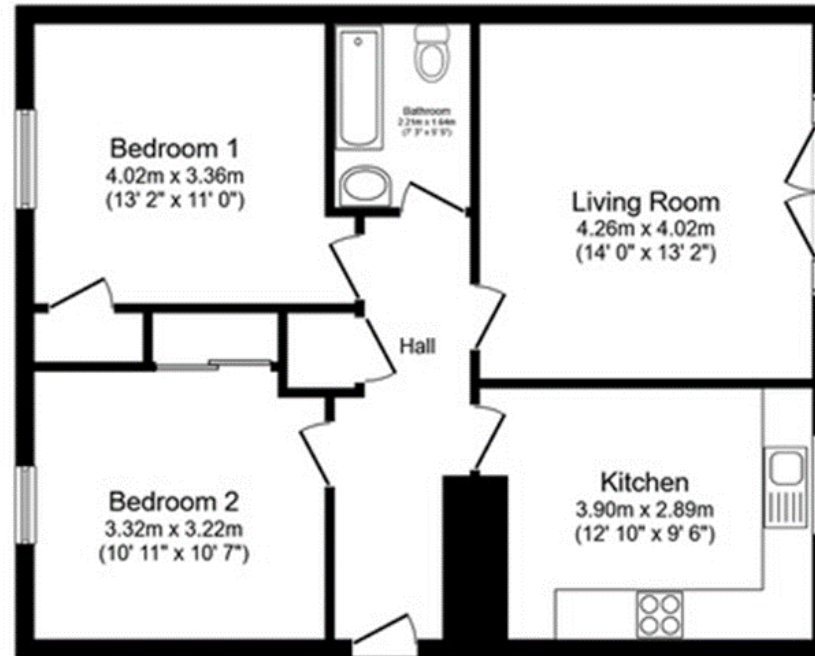
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Floor Plan
Floor area 68.9 sq.m. (742 sq.ft.)

Total floor area: 68.9 sq.m. (742 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

ROOM DIMENSIONS		(in meters)		(in meters)	
KITCHEN		3.90 X 2.89		LIVING ROOM	
BATHROOM		2.21 X 1.64		BEDROOM 1	
BEDROOM 2		3.32 X 3.22			

Please note - if any domestic appliances are included in the price, they must be accepted as seen, with no guarantee as to their condition. 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.

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

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