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Leading Perthshire Estate Agency

Rivendell , Ashgrove Road, Rattray, Blairgowrie, PH10 7ER

Offers Over £270,000


NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

Rivendell , Ashgrove Road, Rattray, Blairgowrie,
PH10 7ER

Many thanks for your interest with Rivendell , Ashgrove Road, Rattray, Blairgowrie, PH10 7ER.

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 reknown 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.

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Next Home your number 1 choice for property sales



FREE Valuations



We're open 7 days a
week until 9pm



Registered Buyers



No obligation
mortgage advice



Conveyancing
Quotations



First Time Buyer
with No Deposit



Next Home's
Buying Guide



Next Home
Open Days

About the Area

Ratray is a popular and well-established residential area on the edge of Blairgowrie, offering a strong sense of community alongside excellent everyday amenities.

The area benefits from local shops, primary schools, recreational facilities and scenic walks, with Blairgowrie town centre close by providing supermarkets, cafés and further services.

Surrounded by open countryside and the foothills of the Glamis and Angus Glens, Ratray is ideally placed for outdoor pursuits while remaining well connected, with good road links to Perth, Dundee and beyond. Its blend of village-style living, accessibility and attractive surroundings makes Ratray a sought-after location for families, professionals and downsizers alike.





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Property Summary

Next Home are delighted to bring to the market this immaculately presented three-bedroom detached bungalow in a highly regarded area of Rattray.

The accommodation is bright and thoughtfully laid out, centred around an impressive open-plan kitchen, dining and lounge area which forms the heart of the home. This inviting space is enhanced by a wood-burning stove, creating a warm and welcoming atmosphere, while the modern kitchen is well equipped with quality units, ample worktop space and integrated appliances. A conservatory provides an additional living area, enjoying views over the garden and offering a peaceful space to relax.

There are three well-proportioned bedrooms, all presented to a high standard and each benefiting from air conditioning for year-round comfort. A contemporary shower room fitted with a modern suite completes the internal accommodation.

The property benefits from a ground source heat pump, complemented by electric heating.

Externally, the bungalow occupies a private plot bordered by mature hedging, offering excellent privacy.

Electric gates open onto a generous driveway providing ample off-street parking, while the surrounding garden grounds are well maintained and designed for ease of upkeep.



Key property features

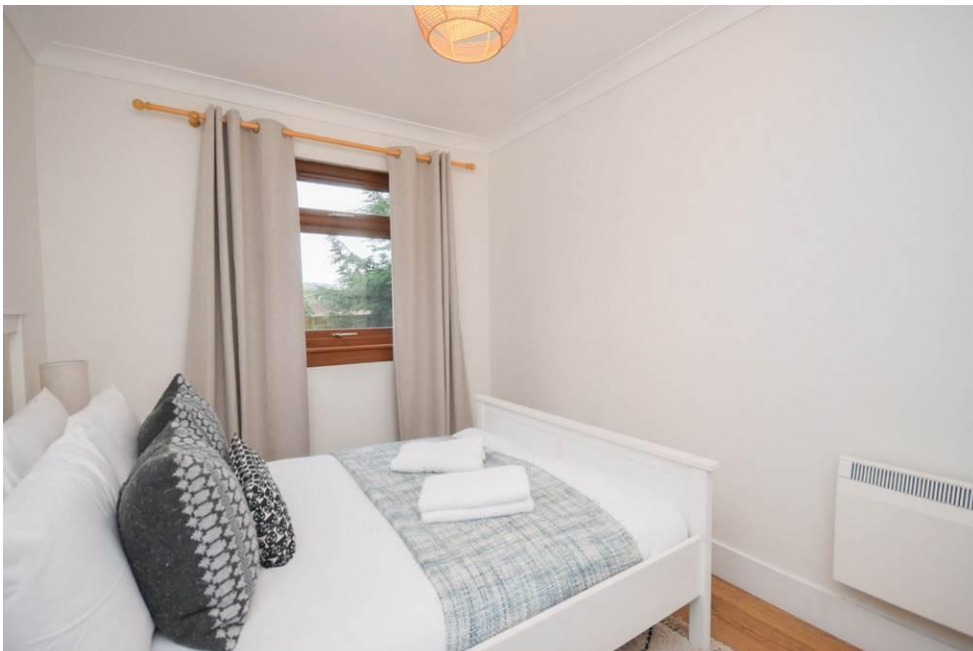
- ✓ Immaculately presented
- ✓ Private plot
- ✓ Chain free
- ✓ 3 double bedrooms
- ✓ Garage
- ✓ Conservatory
- ✓ Air source heat pump
- ✓ Modern open plan kitchen/dining & lounge
- ✓ Electric gates with ample off-street parking
- ✓ Quiet location















Have a property to sell?

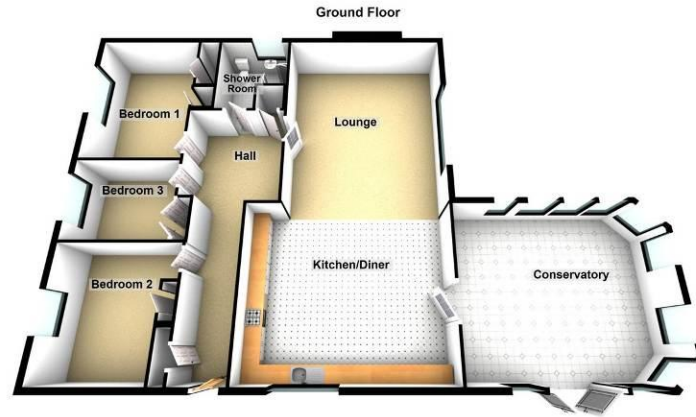
An expert from our local branch will provide you with
the most accurate valuation.



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Floorplans





Property Room sizes

PORCH

5' x 3' 5" (1.52m x 1.04m)

HALL

17' 1" x 7' 11" (5.21m x 2.41m)

LOUNGE

16' x 13' 7" (4.88m x 4.14m)

KITCHEN/DINER

16' 4" x 13' 2" (4.98m x 4.01m)

CONSERVATORY

14' 2" x 11' 6" (4.32m x 3.51m)

BEDROOM

11' 8" x 11' 8" (3.56m x 3.56m)

BEDROOM

13' 5" x 9' 1" (4.09m x 2.77m)

BEDROOM

11' 9" x 8' 1" (3.58m x 2.46m)

SHOWER ROOM

7' 9" x 6' 2" (2.36m x 1.88m)

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.



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

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