

# MILLER GERRARD

Solicitors and Estate Agents



**ASHMERE, SOUTH STREET, RATTRAY, PH10 7DD**

**A DELIGHTFUL, SPACIOUS AND WELL PRESENTED FOUR BEDROOM LINK DETACHED VILLA WITH LARGE GARAGE, DRIVEWAY AND IMMACULATE GARDENS. LOCATED IN A POPULAR AND PEACEFUL RESIDENTIAL AREA OF RATTRAY.**

- ENTRANCE HALLWAY
- BREAKFASTING KITCHEN
- FOUR DOUBLE BEDROOMS
- DRIVEWAY & GARAGE
- SUMMERHOUSE
- EPC RATING 'C'
- LIVING / DINING ROOM
- FAMILY ROOM
- TWO BATHROOMS
- LARGE GARDENS
- COUNCIL TAX BAND 'E'
- HOME REPORT VALUE £300,000

**OFFERS OVER £300,000**

Miller Gerrard are delighted to bring Ashmere to the market a delightful, spacious and well presented four bedroom link-detached family home, with driveway, large garage and immaculate gardens.

The property comprises entrance hallway, breakfasting kitchen, living / dining room, family room, four double bedrooms, bathroom and shower room.

The property benefits from gas central heating, double glazing, driveway, large garage and private immaculately kept gardens.

Entrance hallway: Bright and spacious hallway with three large storage cupboards.

Breakfasting Kitchen: With tiled flooring, wall mounted and floor fitted cabinets, gas hob with electric oven below, integrated dishwasher, space for washing machine and fridge freezer, large window overlooking the garden and half glazed door to access the garden.

Living / Dining Room: A spacious and bright living room / dining room with dual aspect windows, providing lots of natural light.

Family Room: Bright generous sized family room with log burner and patio doors to the rear garden.

Family Bathroom: Comprising WC, wash hand basin, Jacuzzi bath and separate shower unit.

Master Bedroom: Spacious double bedroom with large walk through built-in wardrobe.

Three further spacious and bright double bedrooms.

Shower Room: Comprising WC, wash hand basin with storage cupboard underneath and walk in shower.

Exterior: Immaculately presented gardens to the front and sides of the property, enclosed by hedgerow and fencing. Lawn area with flower and shrub borders, polytunnel, patio seating area, summerhouse, shed and large garage with built in workbench.

The gardens are a very peaceful and private place to relax with friends and family.

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.





















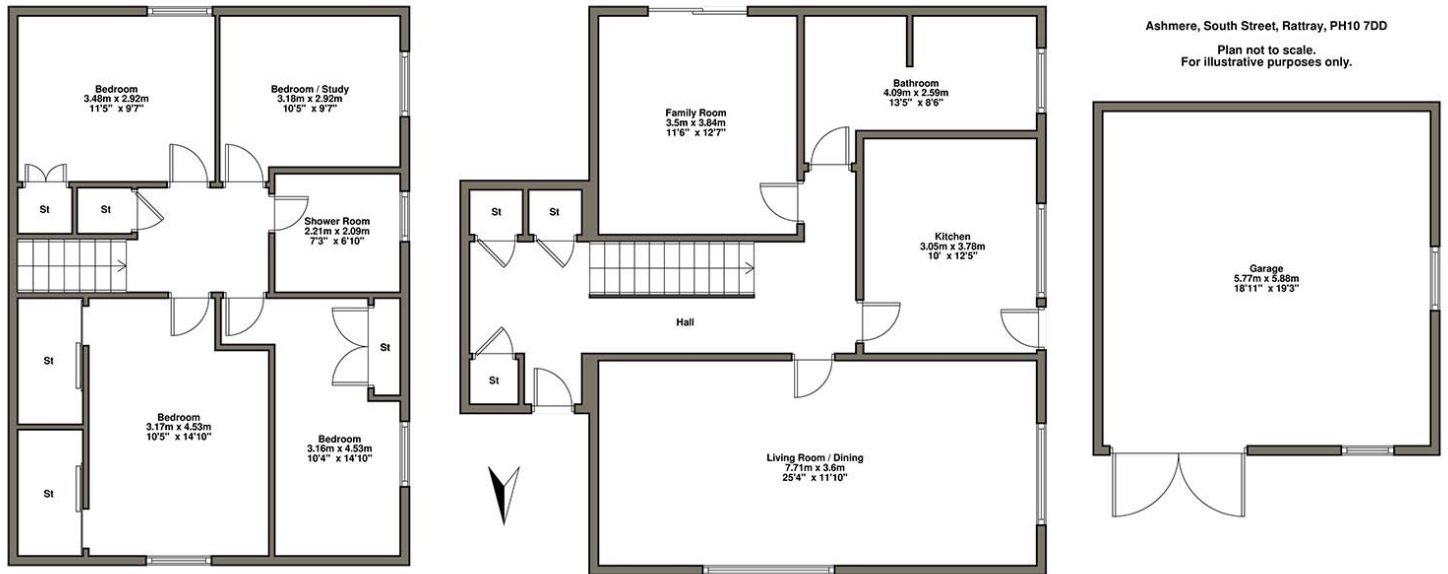








# FLOOR PLAN



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	3.05 X 3.78	LIVING / DINING ROOM	7.71 X 3.6
FAMILY ROOM	3.5 X 3.84	BATHROOM	4.09 X 2.59
MASTER BEDROOM	3.17 X 4.53	BEDROOM TWO	3.16 X 4.53
BEDROOM THREE	3.48 X 2.92	BEDROOM FOUR	3.18 X 2.92
SHOWER ROOM	2.21 X 2.09	GARAGE	5.77 X 5.88

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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.

### TO VIEW

Please contact Miller Gerrard Solicitors 01250 873468

Alternatively, when our office is closed, please contact the staff at PSpC (Perth Solicitors' Property Centre) who will be happy to arrange viewings. Telephone (01738) 635301 on weekdays 09:00 am to 5:00 pm.

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