

MILLER GERRARD

Solicitors and Estate Agents



9 RIVERSIDE COURT, RATTRAY, PH10 7BG

A SPACIOUS TWO BED FIRST FLOOR APARTMENT, SITUATED IN A PEACEFUL RESIDENTIAL AREA OVERLOOKING THE RIVER ERICHT. THIS PROPERTY IS IDEALLY LOCATED BEING ONLY A SHORT DISTANCE FROM ALL LOCAL AMENITIES.

- SECURE ENTRY SYSTEM
- DINING KITCHEN
- TWO DOUBLE BEDROOMS
- GAS CENTRAL HEATING
- CAR PARKING
- EPC RATING 'C'
- ENTRANCE HALLWAY
- LIVING ROOM
- SHOWER ROOM
- DOUBLE GLAZING
- COUNCIL TAX BAND 'B'
- HOME REPORT VALUE £85,000

OFFERS OVER £83,500

Miller Gerrard are delighted to bring to the market this spacious two bed first floor apartment, which is ideally located only a short distance from the town centre and all local amenities.

The apartment is in walk in condition and there is the option to purchase fully furnished.

The property comprises entrance hallway, dining kitchen, living room, two double bedrooms, bathroom and benefits from gas central heating, double glazing, communal garden and residents parking.

Dining Kitchen: A bright and spacious dining kitchen with floor fitted and wall mounted cabinets, tiled splashback, electric cooker, washing machine and fridge freezer, with ample space for a table and chairs.

Living Room: Spacious carpeted living room with large walk in storage cupboard and Juliet balcony overlooking The River Ericht.

Bedroom One: Bright double bedroom with built-in wardrobes with mirror sliding doors.

Bedroom Two: Another good sized bedroom with a built-in storage cupboard.

Shower Room: Fitted with white suite comprising shower enclosure, WC and wash hand basin.

Externally there is a residents car parking area and communal gardens which are laid to lawn with a drying area. There is a Factor charge for this maintenance which is in the region of around £120 per quarter, and covers the grounds maintenance, communal lighting, a management fee and the group buildings insurance.

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.





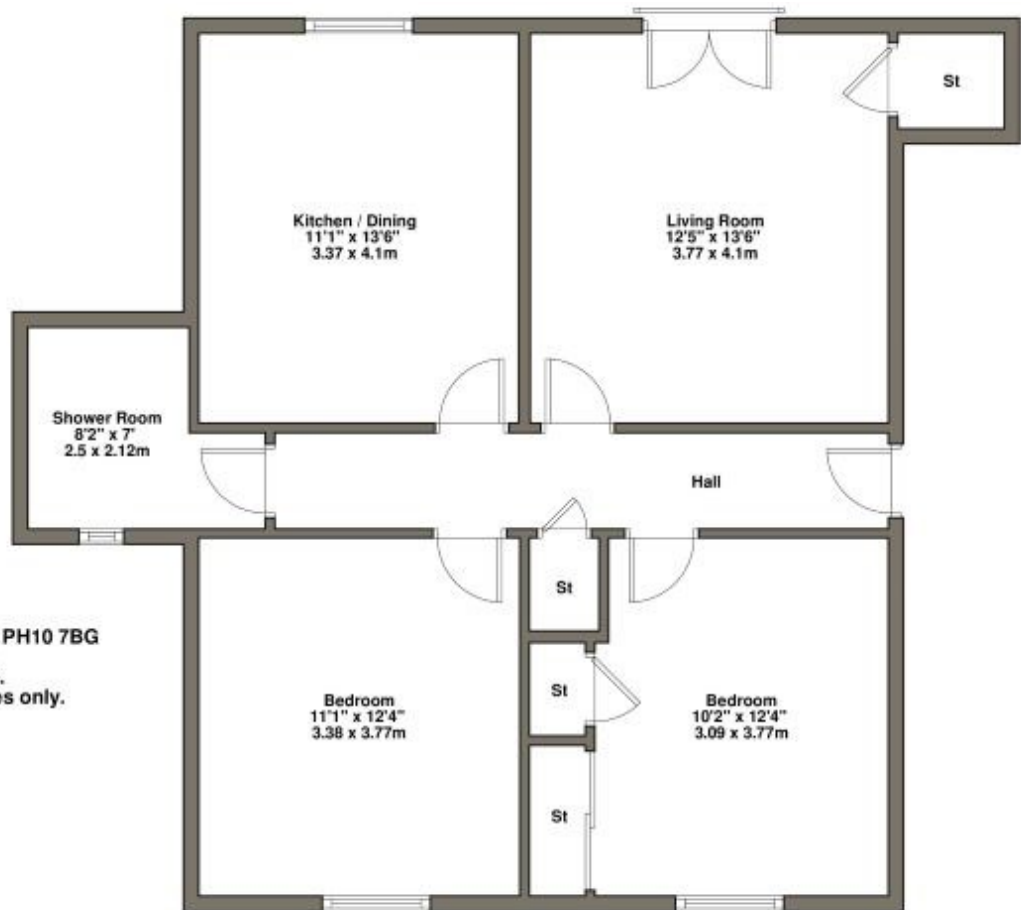








FLOOR PLAN



9 Riverside Court, Rattray, PH10 7BG

Plan not to scale.
For illustrative purposes only.



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)
DINING KITCHEN	3.37 X 4.1	LIVING ROOM	3.77 X 4.1
BEDROOM ONE	3.38 X 3.77	BEDROOM TWO	3.09 X 3.77
SHOWER ROOM	2.5 X 2.12		

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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