

# MILLER GERRARD

Solicitors and Estate Agents



## 8 ASHGROVE COTTAGES, RATTRAY, PH10 7EX

**AN IMMACULATELY PRESENTED AND WELL PROPORTIONED TWO BED END TERRACE COTTAGE, WITH PRIVATE GARDEN LOCATED IN A QUIET RURAL LOCATION ON THE EDGE OF RATTRAY, APPROXIMATELY 1 MILE FROM THE TOWN CENTRE.**

- KITCHEN
- MASTER BEDROOM WITH EN-SUITE
- BOX ROOM
- GARDENS
- GAS CENTRAL HEATING
- EPC RATING 'E'
- LIVING ROOM
- SINGLE BEDROOM
- BATHROOM
- DOUBLE GLAZING
- COUNCIL TAX BAND 'B'
- HOME REPORT VALUE £120,000

**OFFERS OVER £120,000**

Miller Gerrard are delighted to bring to the market this recently renovated and immaculately presented two bedroom semi-detached cottage.

The property comprises kitchen, living room, master bedroom with en-suite, downstairs bedroom, bathroom and box room.

The property benefits from gas central heating, double glazing, front patio seating area, spacious gardens and off road parking.

**Kitchen:** Located at the rear of the property is a modern kitchen with floor fitted cabinets and contrasting tops, integrated electric oven and ceramic hob, space for undercounter fridge and washing machine, stainless steel sink with window above providing open views over the fields and space for table and chairs.

**Living Room:** A spacious and bright living room with feature wood burning stove and open stairs to first floor.

**Master Bedroom:** A good size double bedroom with built in wardrobes, window overlooking the garden and en-suite comprising WC and wash hand basin.

**Single Bedroom:** Located on the ground floor this comfortable single bedroom has lovely views over the fields at the rear of the property.

**Box Room:** With Velux window and comb ceilings this room could be a perfect home office space.

**Bathroom:** A bright and spacious bathroom comprising of white suite with WC, wash hand basin, bath with overhead shower and linen cupboard.

**Exterior:** The front of the property is enclosed by masonry wall with patio seating area and an outbuilding store at the side of the property. The garden area is laid to lawn, enclosed by mature hedgerow and shrubs with patio seating area and storage shed. There is also a residents car park providing ample off road parking.

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.















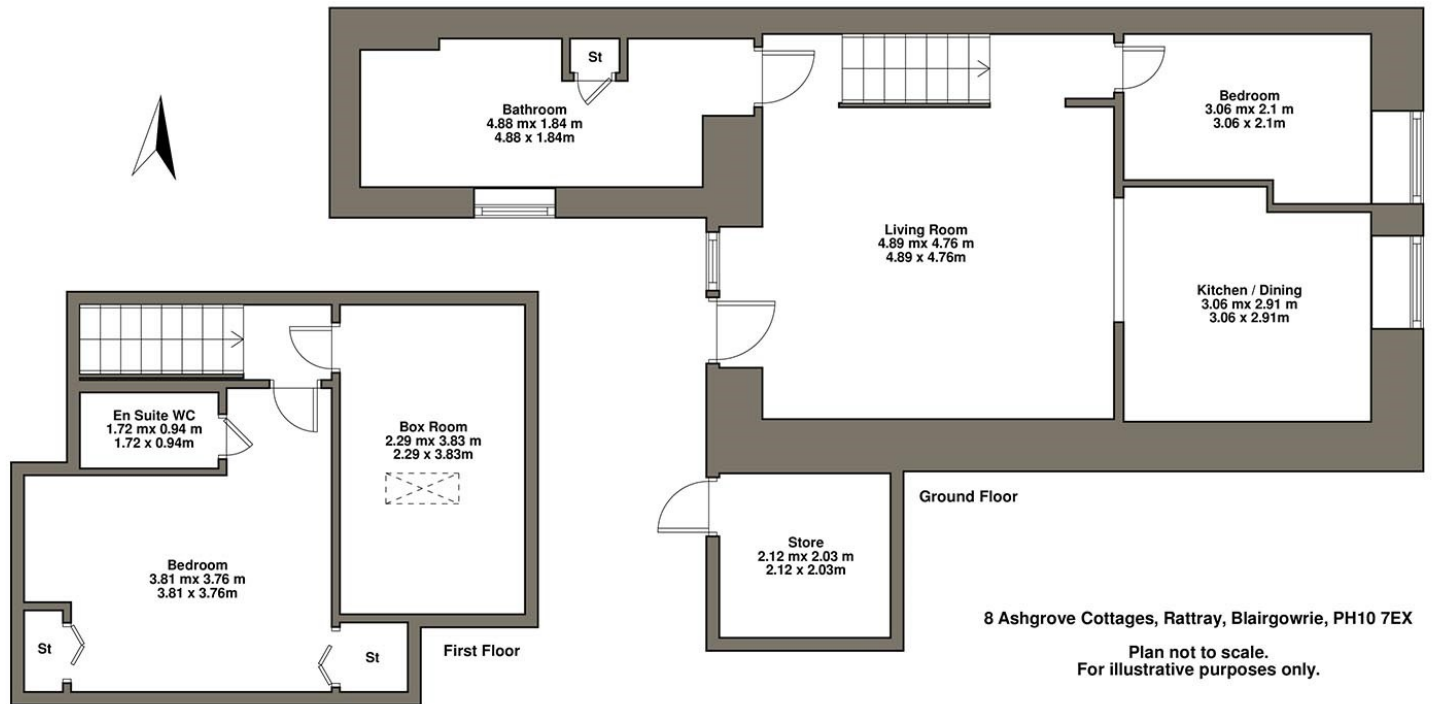








# FLOOR PLAN



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)
DINING KITCHEN	3.06 X 2.91	LIVING ROOM	4.89 X 4.76
MASTER BEDROOM	3.81 X 3.76	EN SUITE	1.72 X 0.94
BEDROOM	3.06 X 2.1	BOX ROOM	2.29 X 3.83
BATHROOM	4.88 X 1.84	STORE	2.12 X 2.03

## MILLER GERRARD

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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**