

# MILLER GERRARD

Solicitors and Estate Agents



**21 GLENSHEE DRIVE, RATTRAY, PH10 7AR**

**A SPACIOUS TWO BED FIRST FLOOR MAISONETTE APARTMENT, LOCATED IN A POPULAR RESIDENTIAL AREA OF RATTRAY PROVIDING EASY ACCESS TO ALL LOCAL AMENITIES.**

- ENTRANCE HALLWAY
- LIVING / DINING ROOM
- TWO DOUBLE BEDROOMS
- RESIDENTS PARKING
- OUTSIDE STORE
- ELECTRIC CENTRAL HEATING
- EPC RATING 'C'
- KITCHEN
- VERANDA
- BATHROOM
- COMMUNAL GARDEN AREAS
- DOUBLE GLAZING
- COUNCIL TAX BAND 'A'
- HOME REPORT VALUE £85,000

**OFFERS OVER £85,000**



Miller Gerrard are delighted to bring to the market this fully furnished, spacious two bed first floor maisonette apartment, located in a popular residential area of Rattray, providing easy access to all local amenities.

The property comprises entrance hallway, kitchen, living room with veranda, two double bedrooms and bathroom.

The property benefits from veranda, double glazing, electric heating system and outside store room.

Access is via a secure entry system leading to the first floor providing entrance directly into the apartment.

**Kitchen:** With floor fitted and wall mounted cabinets, electric hob with oven below, fridge freezer, space for washing machine and window overlooking the veranda.

**Living Room:** A bright and spacious room which easily accommodates a dining table and chairs with window overlooking the rear communal area and door to veranda.

Stairs lead to the first floor with large storage cupboard and access to the partially floored loft space.

Bedrooms one and two are both spacious, bright double bedrooms with built-in wardrobes.

**Bathroom:** Comprising bath, shower, WC and wash hand basin with tiled walls.

**Exterior:** The property benefits from an outside store, paved pathway around the building, communal garden areas and a spacious resident's car park.

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.











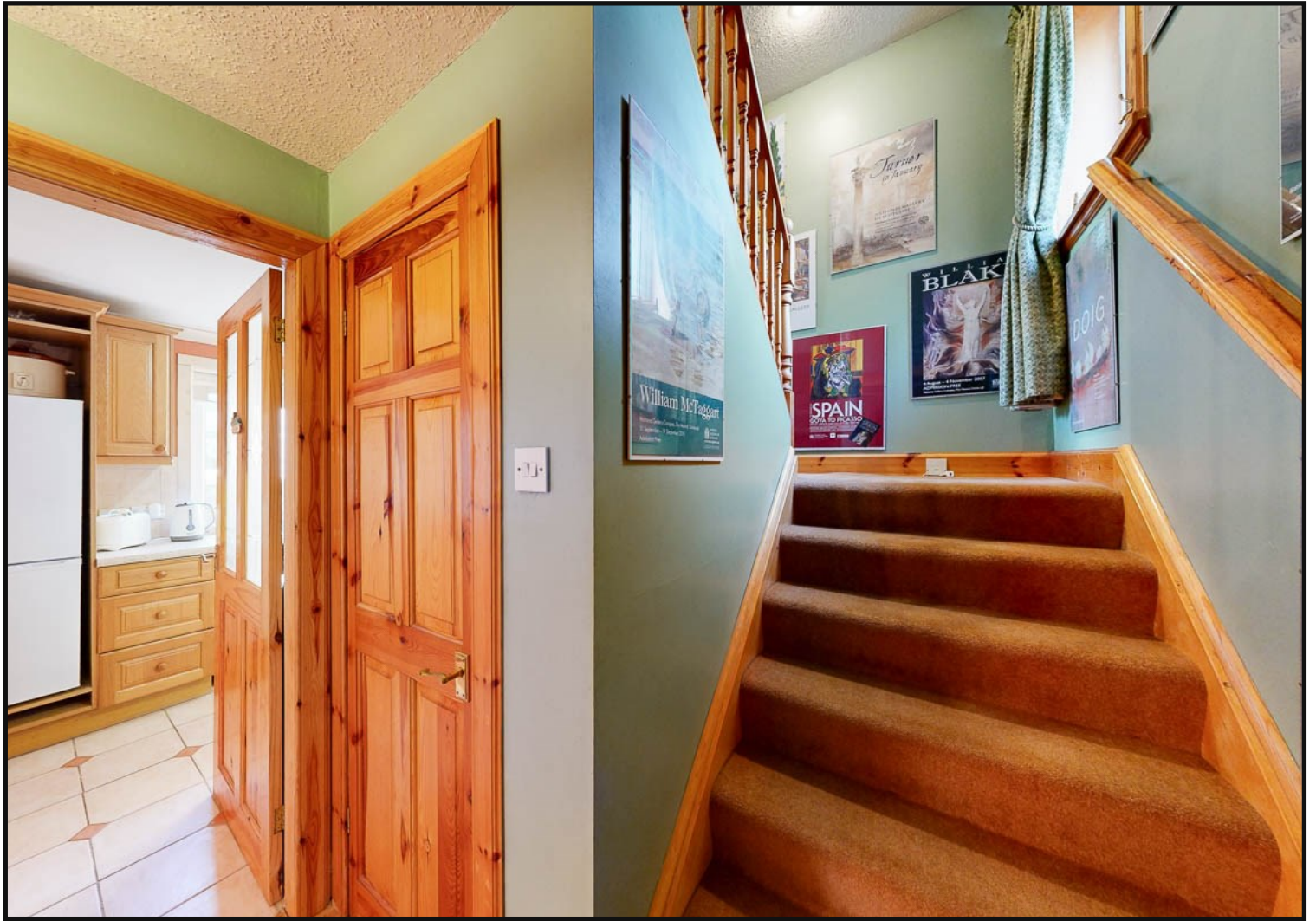






















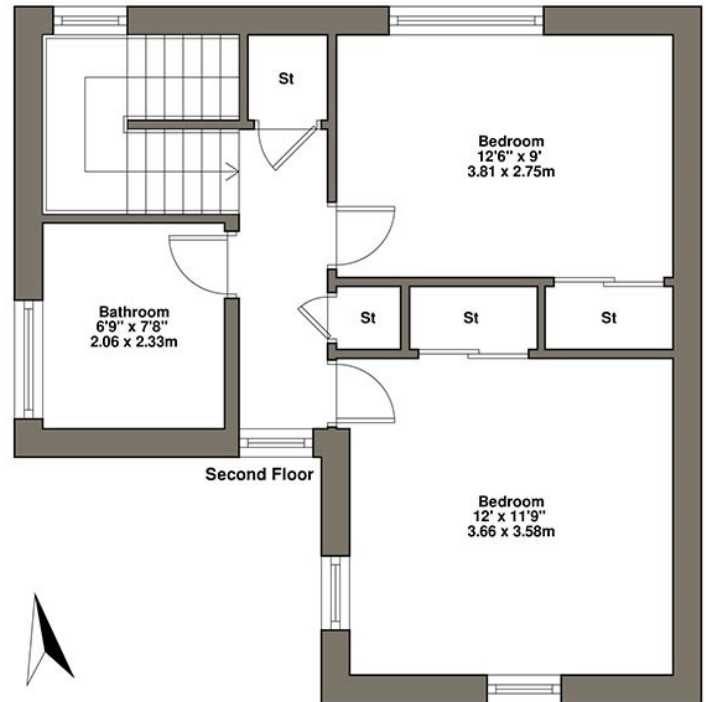
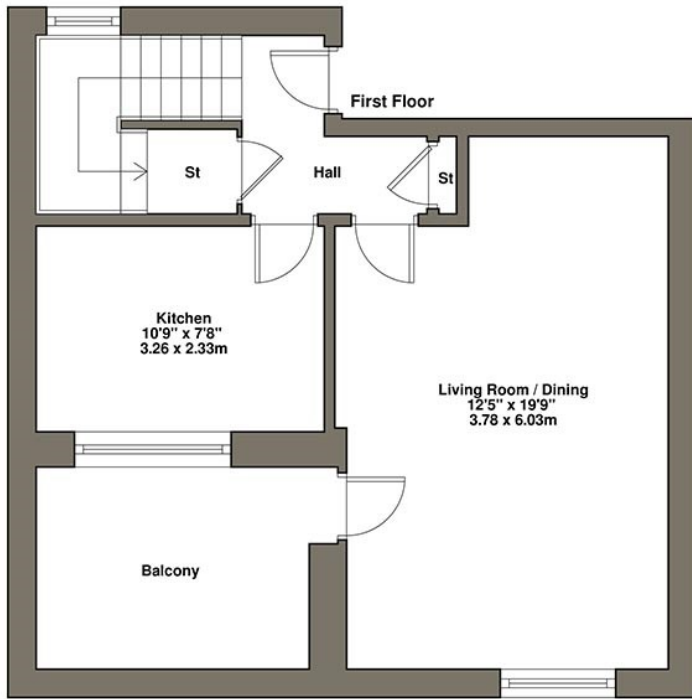








# FLOOR PLAN



21 Glenshee Drive, Rattray, PH10 7AR

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)
KITCHEN	3.26 x 2.33	LIVING ROOM	3.78 x 6.03
BEDROOM ONE	3.66 x 3.58	BEDROOM TWO	3.81 x 2.75
BATHROOM	2.06 x 2.33		

## 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**