

MILLER GERRARD

Solicitors and Estate Agents



TO LET

9 RIVERSIDE COURT, RATTRAY, PH10 7BG

A SPACIOUS TWO BED FIRST FLOOR APARTMENT, 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'
- NO PETS
- ENTRANCE HALLWAY
- LIVING ROOM
- SHOWER ROOM
- DOUBLE GLAZING
- COUNCIL TAX BAND 'B'
- LANDLORD REGISTRATION NUMBERS
- 41716/340/24350 / 41766/340/24350

£600 PCM + COUNCIL TAX & UTILITIES

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

The accommodation is on the first floor and is entered by a secure door entry system. The living room is spacious and bright with a large walk in storage cupboard and Juliet balcony. The dining kitchen faces over the river with floor fitted and wall mounted cabinets, tiled splashback, electric cooker, washing machine and fridge freezer, with ample space for a table and chairs. Both bedrooms are good size doubles with built in wardrobes. The shower room is 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. The property benefits from double glazing and gas central heating.

The rent is £600 per calendar month, payable monthly in advance by standing order. A returnable deposit of £600 will be required. In addition, the Tenant will be responsible for Council Tax (Band B) and payment for gas, electricity and other services.

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.













This Private Residential Tenancy will include the following conditions:-

- The right in favour of the Landlord to review the rent once a year.
- The Landlord will be responsible for keeping the premises wind and water tight and the services in working order. The tenant will be responsible for all other repairs.
- The Tenant must not carry out any structural alterations or re-decoration without having first obtained the consent of the Landlord.
- The Tenant should keep the premises (including the garden) clean and tidy.
- The Lease must not be assigned, the house sub-let nor lodgers kept.
- No trade is to be carried on in the house.
- No pets shall be kept except those permitted in writing by the Landlord. The Landlord may withdraw permission at any time without giving any reason.

The rent is £600 per calendar month payable monthly in advance by standing order. A returnable deposit of £600 will be required. In addition the Tenant will be responsible for Council Tax (Band 'B') and payment for gas, electricity, telephone and other services.

References will be required, and it is to be noted that there is no smoking permitted within the property and no pets.

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The Studio,

13 High Street,

Blairgowrie,

PH10 6E

Tel: 01250 873468

Fax: 01250 875257

www.millergerrard.co.uk



Zoopla

TO VIEW

Please contact Miller Gerrard Solicitors 01250 873468

catriona@millergerrard.co.uk

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

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