

# MILLER GERRARD

Solicitors and Estate Agents



**62 SCHOOLFIELD ROAD  
RATTRAY  
PH10 7FD**

**OFFERS OVER  
£250,000**

**EPC RATING 'C'  
COUNCIL TAX BAND 'E'**





**A WELL PROPORTIONED THREE BEDROOM DETACHED VILLA PRESENTED IN SUPERB CONDITION IN A DESIRABLE RESIDENTIAL AREA.**

**THE PROPERTY BENEFITS FROM DRIVEWAY, GARAGE, SPACIOUS GARDENS, GAS CENTRAL HEATING AND DOUBLE GLAZING.**

**Hallway:** A spacious and bright hallway fitted with carpet, storage cupboard and stairs to the upper floor.

**Kitchen:** A modern fitted kitchen with a range of floor and wall units, integrated appliances, electric oven and gas hob, laminate flooring and window to the front of the property, open plan leading through to the living area.

**Living area:** Open plan lounge and dining area, carpet, patio doors leading out to the rear garden.

**WC:** Downstairs WC with tiled floor and half tiled walls, WC and wash hand basin.

Carpeted staircase with open balustrade leads to the first floor, window to the half landing giving natural light.

**Bedroom 1:** Spacious king size bedroom with en-suite, carpet, window to the rear and built in wardrobes. En suite with shower cubicle, built in units housing the WC and wash-hand basin, tiled floor and partial tiled walls, towel radiator.

**Bedroom 2:** Spacious bright double room, fitted carpet, window to the rear and built in wardrobe.

**Bedroom 3:** With fitted carpet, window to the front of the property and built in wardrobe.

**Bathroom:** With shower over the bath, built in WC and sink, tiled floor and partial tiled walls.

**Exterior:** The front of the property has an area laid to lawn and a monoblock driveway for two vehicles.

There is a single garage attached which has power and light.

The rear of the property has a good size garden mostly laid to lawn, patio area. Fully enclosed by fence and access to the side of the property.

This property sits at the end of the development giving a lovely quiet location.















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.

**MILLER GERRARD**

**SOLICITORS & ESTATE AGENTS**

**THE STUDIO**

**13 HIGH STREET**

**BLAIRGOWRIE**

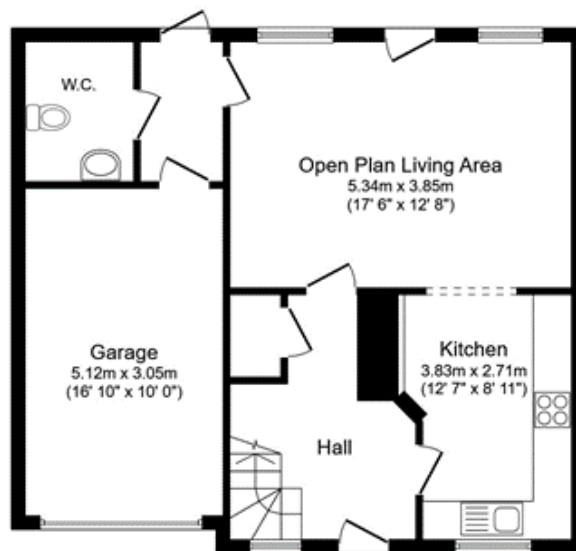
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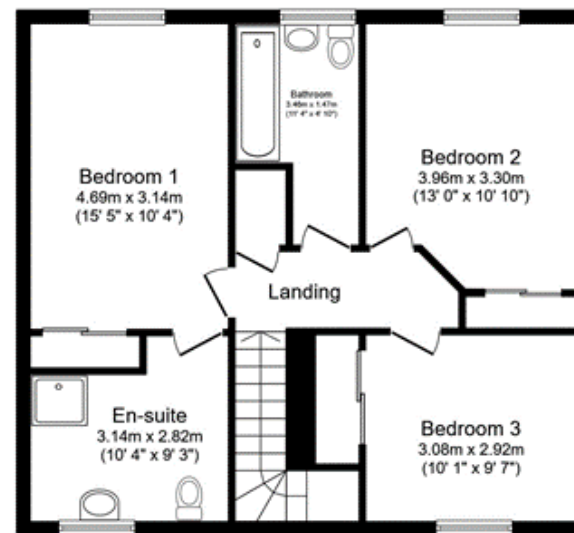
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**Ground Floor**  
Floor area 65.2 sq.m. (702 sq.ft.)



**First Floor**  
Floor area 66.4 sq.m. (715 sq.ft.)

**Total floor area: 131.7 sq.m. (1,417 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

ROOM DIMENSIONS		(in meters)		(in meters)	
KITCHEN		3.83 X 2.71		LIVING AREA	
BEDROOM 1		4.69 X 3.14		BEDROOM 2	
BEDROOM 3		3.08 X 2.92		BATHROOM	
GARAGE		5.12 X 3.05			

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.

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

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