

MILLER GERRARD

Solicitors and Estate Agents



6 ASHGROVE COTTAGES

BLAIRGOWRIE

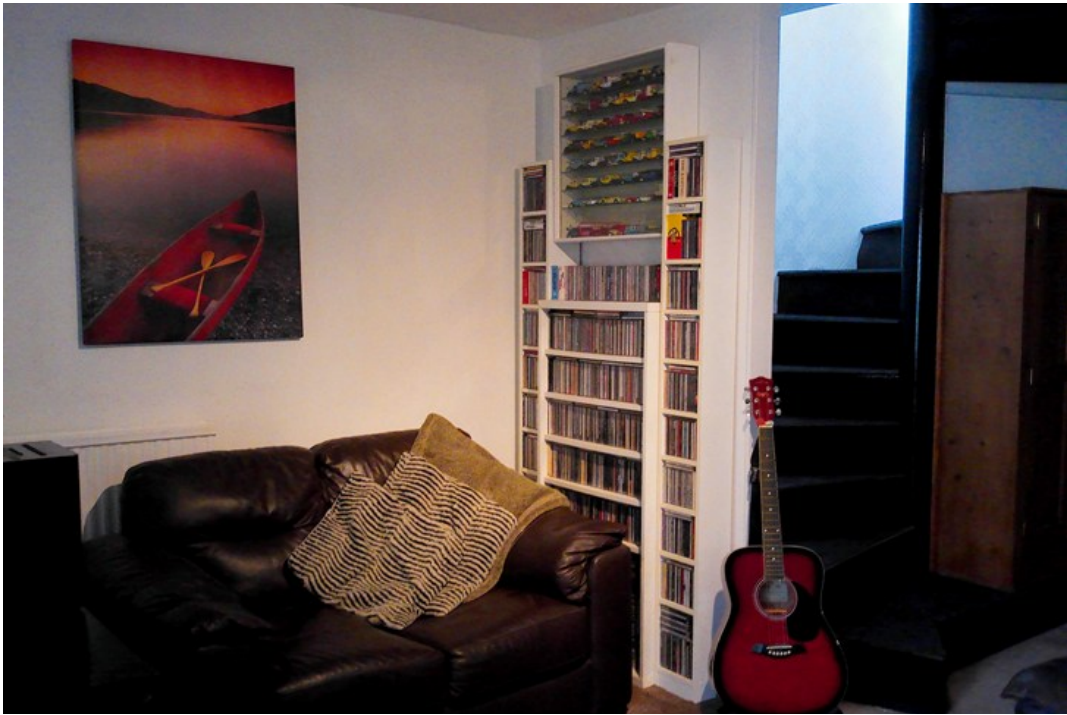
PH10 7EX

OFFERS OVER

£150,000

EPC RATING 'D'

COUNCIL TAX BAND 'B'



6 ASHGROVE COTTAGES, RATTRAY, BLAIRGOWRIE, PH10 7EX

- * Terraced cottage
- * Quiet location
- * Conservatory
- * Courtyard
- * Double glazing
- * Gas central heating
- * Private parking & garage
- * Additional stone built storage
- * Two true double bedrooms - wall to wall built in wardrobes with solid wood doors
- * Three piece family shower room
- * Good size contemporary kitchen
- * Private decking area overlooking the lade

Miller Gerrard is delighted to bring to the market 6 Ashgrove Cottages, located in the peaceful outskirts of Rattray, approximately 1 mile from the town centre. The cottage has a homely feel to it and the main rooms are generous in size giving ample living space. The property has a lovely courtyard outside of the conservatory and its own garden area to the front. There is no need to worry about parking as this particular property has private allocated parking for two vehicles and a large garage.

For when you feel you need a little break from it all and time to unwind there is a beautiful private decked area to the side of the garage which overlooks the lade. The space offers peace and tranquility and an opportunity to spot some wildlife in their natural habitat.

This would be the ideal home for anyone looking for a countryside location while still having ease of access to all local amenities.







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

PH10 6ET

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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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given..

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