

MILLER GERRARD

Solicitors and Estate Agents



MARNOCH

MIDDLE ROAD

RATTRAY

PH10 7EL

OFFERS OVER

£240,000



EPC RATING 'D'

COUNCIL TAX BAND 'D'

Miller Gerrard are delighted to bring to the market Marnoch, a beautiful three bedroom detached bungalow in a secluded spot in Rattray. The property has a lovely open plan kitchen diner, spacious living room and a conservatory where you can sit and let the day go by. There are three double bedrooms giving ample space for all the family.

The property sits back of the main road in a secluded spot giving a good degree of privacy. There is a large driveway and a good sized garage and a garden with patio area.

If you are looking for a property that is close to all amenities but yet feels like it is private and away from it all then Marnoch may be what you are looking for.

Get in touch with us to arrange a viewing at a time convenient for you.

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.







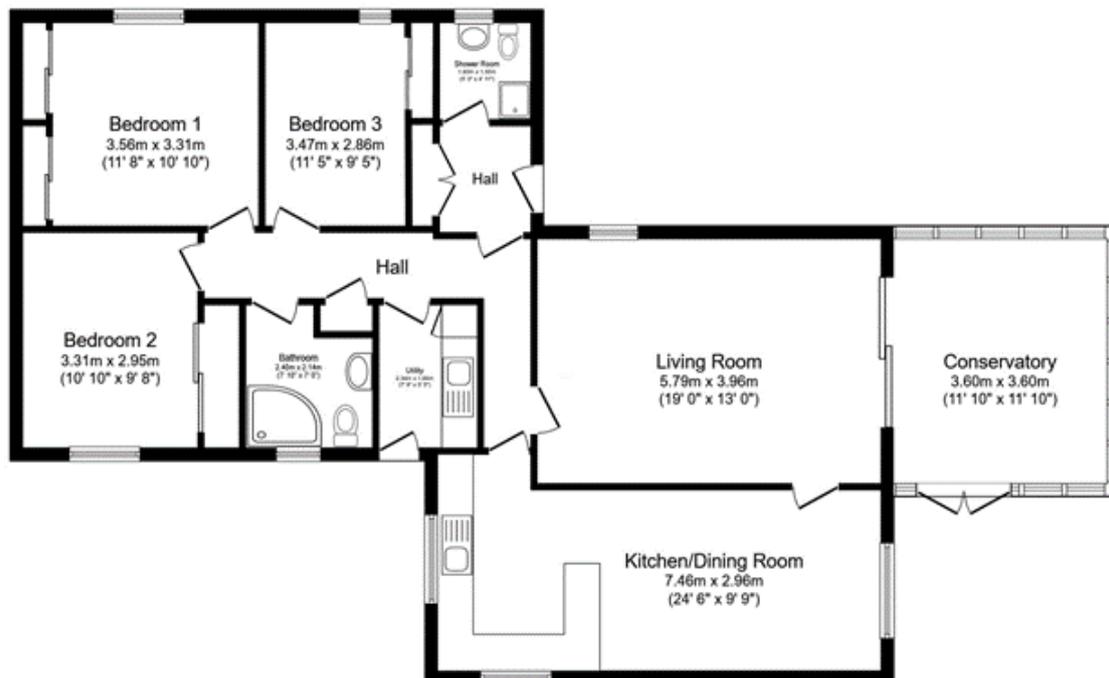












Floor Plan

Floor area 121.9 sq.m. (1,312 sq.ft.)

ROOM DIMENSIONS	(in meters)		(in meters)
KITCHEN / DINING ROOM	7.46 X 2.96	LIVING ROOM	5.79 X 3.96
CONSERVATORY	3.60 X 3.60	BEDROOM 1	3.56 X 3.31
BEDROOM 2	3.31 X 2.95	BEDROOM 3	3.47 X 3.31
BATHROOM	2.40 X 2.14	SHOWER ROOM	1.60 X 1.50

MILLER GERRARD

SOLICITORS & ESTATE AGENTS

THE STUDIO

13 HIGH STREET

BLAIRGOWRIE

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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.

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..

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