

property@hodge



12 Honeyberry Crescent  
Ratray  
Blairgowrie  
PH10 7RD

Offers over  
**£229,995**





We are delighted to bring to the market this well-proportioned three-bedroom link-detached bungalow, complete with a single garage and driveway. The property is situated within a popular residential area of Rattray, conveniently located close to Rattray Primary School and only a short drive from Blairgowrie town centre and its range of amenities.

The accommodation comprises an entrance vestibule, a generously sized lounge, a fitted kitchen, three bedrooms (one with en-suite facilities), and a family bathroom. The property further benefits from gas central heating and double glazing throughout.

Externally, the front of the property features a monoblocked driveway providing off-street parking and access to the single attached garage. The front garden is laid to lawn with a herbaceous border and a paved pathway leading to the main entrance.

To the rear, the fully enclosed garden offers a private outdoor space with an area of lawn, a raised planted border with a variety of shrubs, a garden shed, and a rotary clothes dryer.

Early viewing is highly recommended to appreciate this attractive bungalow, which is sure to appeal to a wide range of buyers.

**Included in the sale:**

All kitchen appliances, floor coverings, curtains, and blinds.

**Lounge** 4.42m x 3.49m (14'6" x 11'5")

**Kitchen** 3.86m x 2.67m (12'8" x 8'9")

**Bedroom One** 4.01m x 2.90m (13'2" x 9'6")

**En Suite** 2.16m x 1.37m (7'1" x 4'6")

**Bedroom Two** 3.21m x 2.58m (10'6" x 8'6")

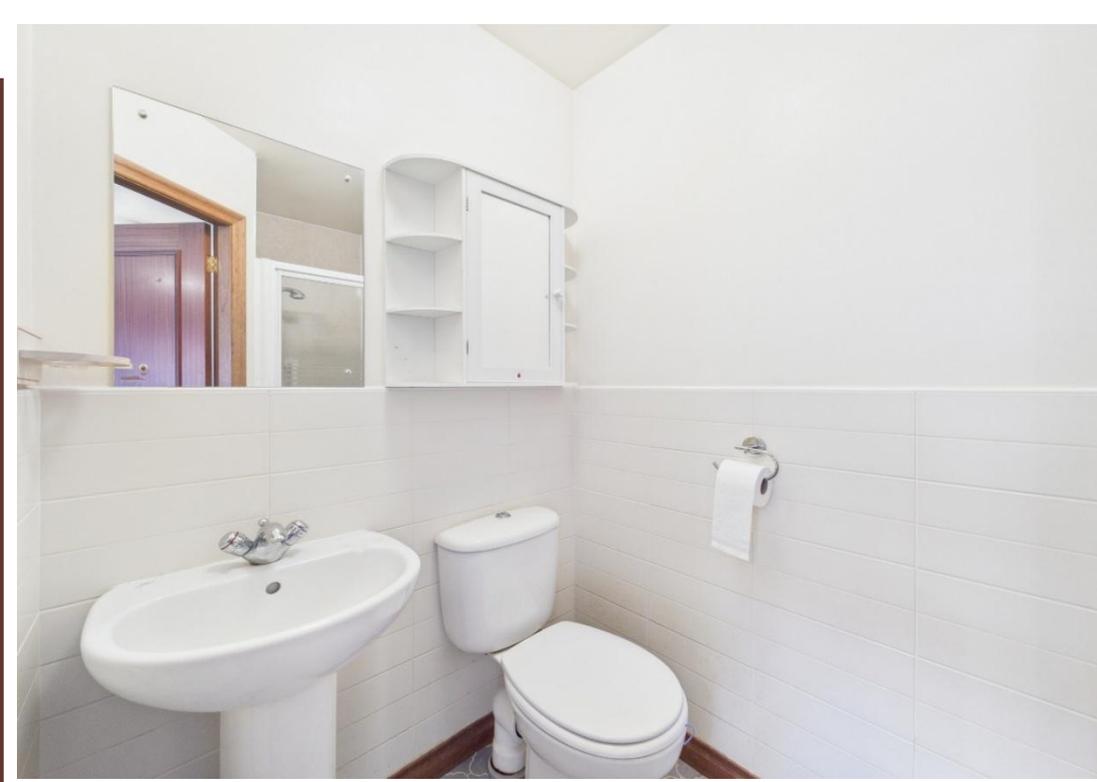
**Bedroom Three** 2.73m x 2.20m (8'11" x 7'3")

**Bathroom** 2.64m x 1.83m (8'8" x 6'0")



- 3 Bedrooms
- EPC Rating C
- Breakfasting Kitchen
- En Suite
- Close to Public Transport
- Family Bathroom
- Driveway
- Front and Rear Garden
- EPC Rating - E
- GCH & DG

3x  2x  1x 

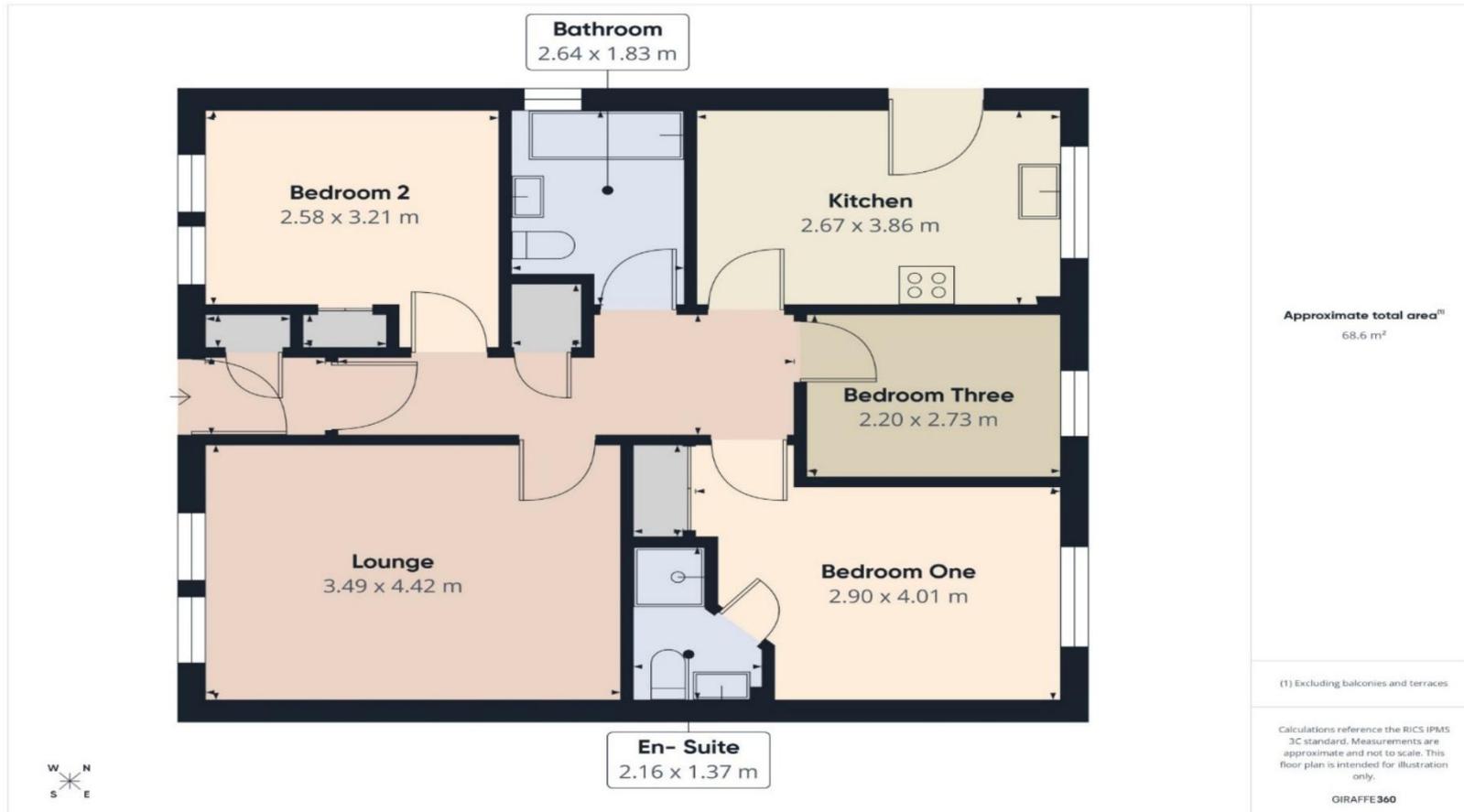






**Directions: From Blairgowrie Wellmeadow, travel over the bridge, up Boat Brae and continue ahead along Rattray High Street. On reaching Rattray primary school turn right onto Honeyberry Drive, and take the second junction on the right in to Honeyberry Crescent. The property can be found on the left on a corner plot.**

**Viewing Arrangements:  
Contact the sole selling agent by telephoning 01250-870006 to arrange an appointment.**



**IMPORTANT NOTE**

These particulars have been carefully prepared for the guidance of prospective purchasers but their accuracy is not guaranteed. The measurements stated are based on an electronic measuring device and a slight margin of error is possible. Where precise room measurements are essential, prospective purchasers should check such measurements prior to submission of an offer.

Any detail of these particulars can be clarified prior to viewing particularly for those travelling a significant distance.

Only prospective purchasers who have noted an interest through a Scottish solicitor will be advised of any closing date for offers.

**CONTACT DETAILS**

property@hodge  
33 Wellmeadow  
Blairgowrie  
PH10 6AS

Phone: 01250 870006  
Email: property@hodgesolicitors.co.uk  
www.hodgesolicitors.co.uk

