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15 Keathbank Court

Rattray

Blairgowrie

PH10 7HW

Offers Over

£219,995



This individual own door duplex apartment is located within the annex of a former flax mill in an exclusive development. The apartment has been renovated offering modern and bright spacious accommodation with three bedrooms in a peaceful setting, with two private parking spaces and two balconies which have been replaced with composite decking boards in recent months offering lovely views over the river Ericht.

The accommodation comprises: entrance vestibule, hallway, lounge diner, kitchen diner, downstairs shower room, three bedrooms both en suite. The property benefits from gas central heating throughout fired by a recently fitted boiler which is still under guarantee.

Situated within a short drive of Blairgowrie town centre amenities, this lovely property is presented in move-in condition. Viewing is essential.

Lounge Diner 9.54m x 3.43m (31'4" x 11'3")

A bright room with dual French doors leading to south facing balconies overlooking the river. The room has multiple windows allow lots of light into this spacious room which will easily accommodate lounge and dining furniture. Glazed double doors lead to kitchen and hallway.

Kitchen 4.73m x 2.98m (15'6" x 9'9")

This well-proportioned room has a U-Shaped kitchen offering ample storage and worktop space. The current owner has replaced all the appliances except for the fridge freezer, appliances include, double oven, induction hob, extractor fan and dishwasher. The kitchen is further enhanced by the high breakfast bar.



Downstairs Shower Room 2.91m x 1.82m (9'7" x 5'12")

This room has been completely refurbished by the current owner, giving a modern feel while giving it old fashioned charm. The large double shower cubicle features a rainfall shower and a removable handheld head. The shower room is further complimented by a wall hung W.C, feature wash handbasin, heated towel rail, automatic lights, extractor fan, storage and the integrated washer dryer.

Bedroom One 5.43m x 3.65m (17'10" x 11'12")

On the upper level, with 2 roof Velux windows this spacious room is light and bright and gives ample space for free standing furniture and leads to a dressing/open plan wardrobe and into the en suite.

En Suite 2.48m x 1.42m (8'2" x 4'8")

Fitted with a white W.C. wash hand basin and large shower cubicle. Velux window, extractor fan and heated towel rail.

Bedroom Two 4.25m x 3.79m (13'11" x 12'5")

Another well-proportioned room with build in double wardrobe, roof Velux and access to en suite.

En Suite 2.61m x 1.63m (8'7" x 5'4")

Fitted with a white W.C. wash hand basin and large shower cubicle. Velux window, extractor fan and heated towel rail.

Bedroom Three 4.14m x 2.56m (13'7" x 8'5")

Located on the ground floor this single bedroom would also make an ideal study. The room also has a built in cupboard and a side facing window.



3 Bedrooms (2 x e/s)

Lounge Diner

Shower Room

Dining Kitchen

GCH & DG

Cul De Sac Location

Two South facing Balconies

Beautiful Views Across River

EPC Rating B

Council Tax Band D

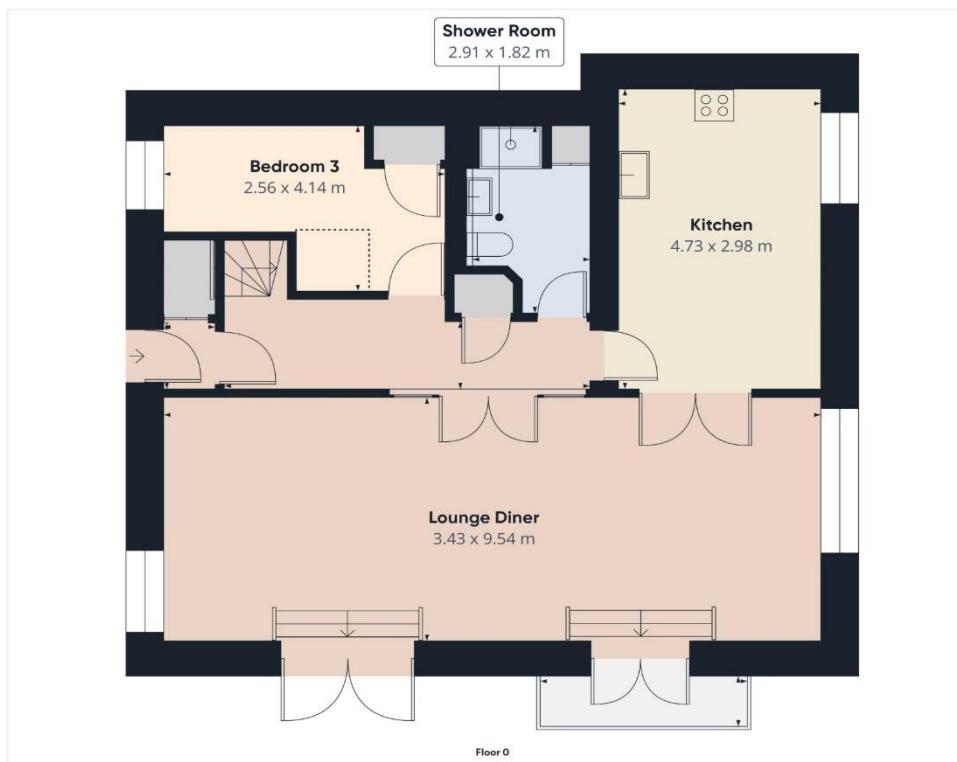




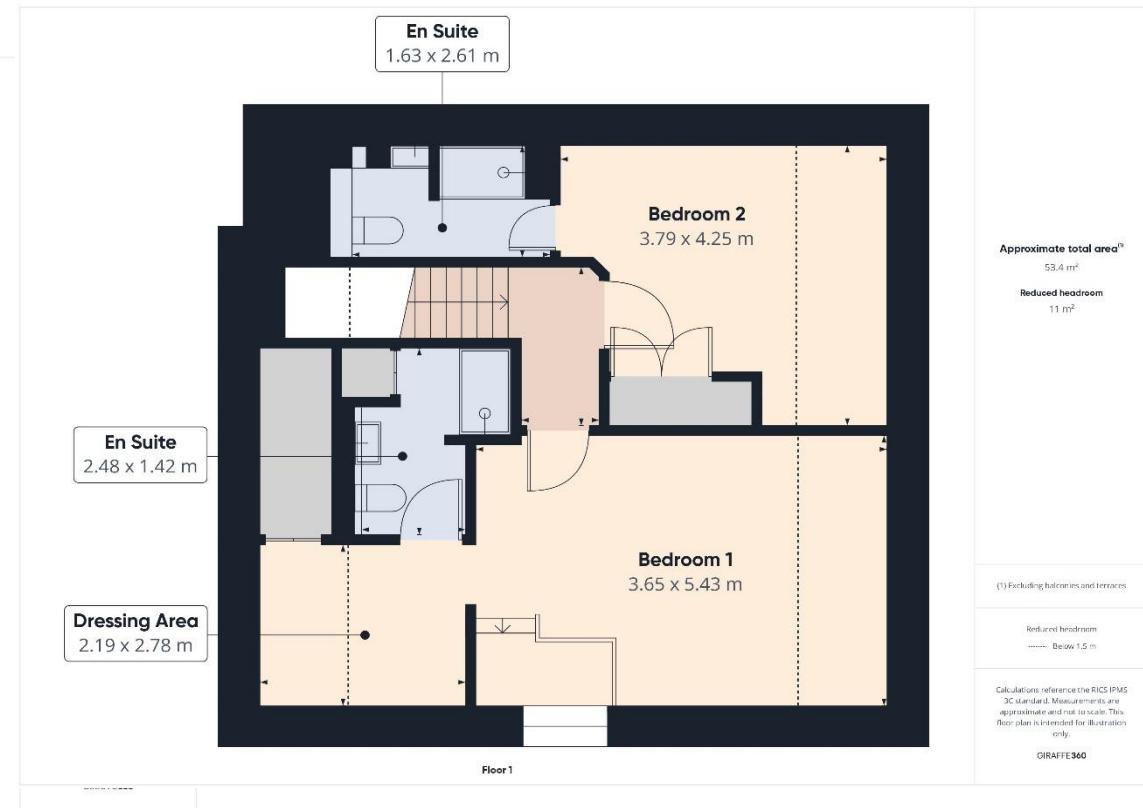




Directions: From Blairgowrie Wellmeadow, travel over the bridge and continue up Boat Brae and turn left on to Balmoral Road. After approximately half a mile, Keathbank Court can be found on the left. Number 15 is in the Annex which is the first building.



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.

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