

property@hodge



16 Glendevon Court  
Ratray, Blairgowrie  
PH10 7BA

Offers over  
**£84,500**

This bright and spacious one-bedroom bungalow is located in a popular residential area of Rattray, within easy walking distance of the local shop and primary school. Benefiting from double glazing and electric storage heating throughout.

The accommodation comprises a welcoming lounge, dining kitchen, bathroom, and a generously sized bedroom.

Externally, the enclosed front garden is designed for easy upkeep, featuring decorative chips, a paved pathway leading to the entrance, attractive shrub and bush borders, potted plants, and a rotary dryer.

This property would make an ideal first-time purchase or an excellent buy-to-let investment opportunity.

Please note the heater in the lounge is currently not in working order.

**Bedroom** 3.36m x 3.18m (11'0" x 10'5")

**Kitchen** 3.74m x 2.95m (12'3" x 9'8")

**Lounge** 3.96m x 3.83m (12'12" x 12'7")

**Bathroom** 2.02m x 1.77m (6'8" x 5'10")

**Utility Room** 2.01m x 1.11m (6'7" x 3'8")



- Lounge
- One Bedroom
- Dining Kitchen
- Bathroom
- Electric Storage Heating & DG
- Popular Residential Area
- Close To Public Transport
- Car Park
- Council Tax Band A
- EPC E

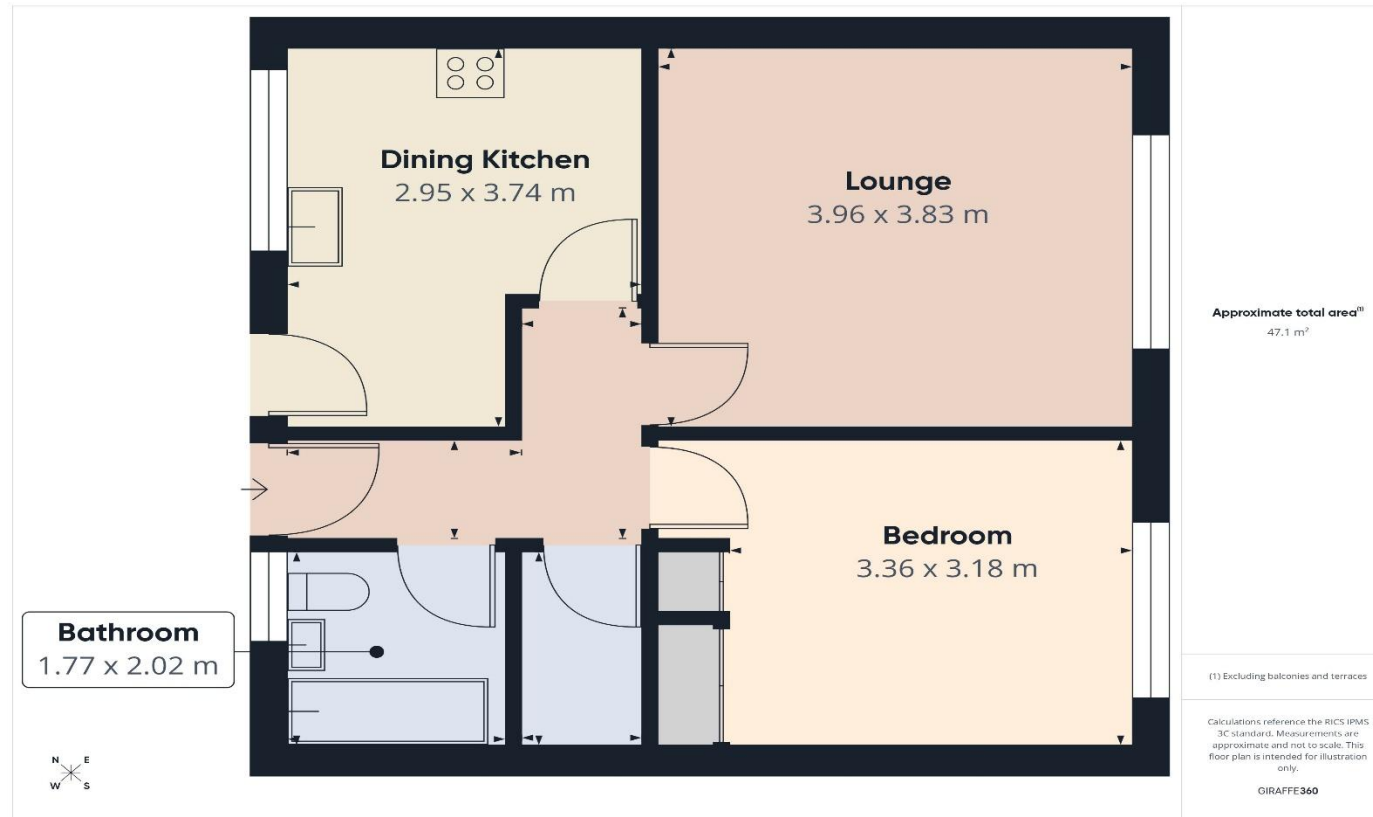
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**Directions:** From Blairgowrie Wellmeadow, travel over the bridge up Boat Brae, and continue ahead on to the High Street. Take the second turning on the left on to Hatton Road, follow this road up and continue ahead at the mini roundabout. At the next mini roundabout, turn right on to Glenlamond Road, and follow the road to the very end, Take the last turning on the right into the car park. The property can be identified by our for-sale board along the path.

**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**

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