

property@hodge



16 Victoria Place
Ratray

Blairgowrie
PH10 7HL

Offers over
£190,000



This semi-detached family villa offers good sized family accommodation across two levels, with three-bedrooms, it is located within a quiet residential area, within a short walk of Rattray Primary School and local shops.

The property offers well-proportioned rooms, lower and upper hallways with generous storage, gas central heating and double glazing.

Externally the property offers off street parking for several cars, a fully enclosed front garden laid to grass with planted borders, to the rear is an attractive and well-maintained rear garden accessed via the conservatory. The garden is fully enclosed and is mainly laid to lawn, with two patio areas and a lovely summer house included in the sale.

Early viewing is highly recommended.



Lounge/Diner 7.06m x 3.53m (23'2" x 11'7")

With dual facing windows to the front and rear, this spacious room has space towards the rear for a dining table and gives access to the kitchen.

Kitchen 3.54m x 2.83m (11'7" x 9'3")

Spacious kitchen with a selection of base and wall units, integrated ceramic hob and electric oven. There is plumbing for a washing machine and dishwasher and space for a fridge freezer (appliances excluded from the sale). Exterior door giving access to the conservatory.

Conservatory 3.27m x 2.21m (10'9" x 7'3")

Accessed from the kitchen, with glass on 3 sides, the garden is accessed from here.

W.C Cloakroom 1.60m x 0.70m (5'3" x 2'4")

With a front facing window and white W.C and wash hand basin.

Bedroom One 3.76m x 3.01m (12'4" x 9'11")

Located to the front of the property.

Bedroom Two 3.56m x 3.23m (11'8" x 10'7")

Located to the rear of the property. Walk-in cupboard.

Bedroom Three 2.79m x 2.09m (9'2" x 6'10")

Overlooking the front garden. Built-in wardrobe.

Family Bathroom 1.84m x 1.77m (6'0" x 5'10")

With a rear facing window, this recently installed bathroom includes a mains operated shower over the bath, W.C and wall hung wash-hand basin.



- 3 Bedrooms
- Lounge/Diner
- Conservatory
- Family Bathroom
- GCH & DG
- Close to Public Transport
- Driveway for Several Cars
- Fully Enclosed Garden
- Council Tax Band C
- EPC Rating - D

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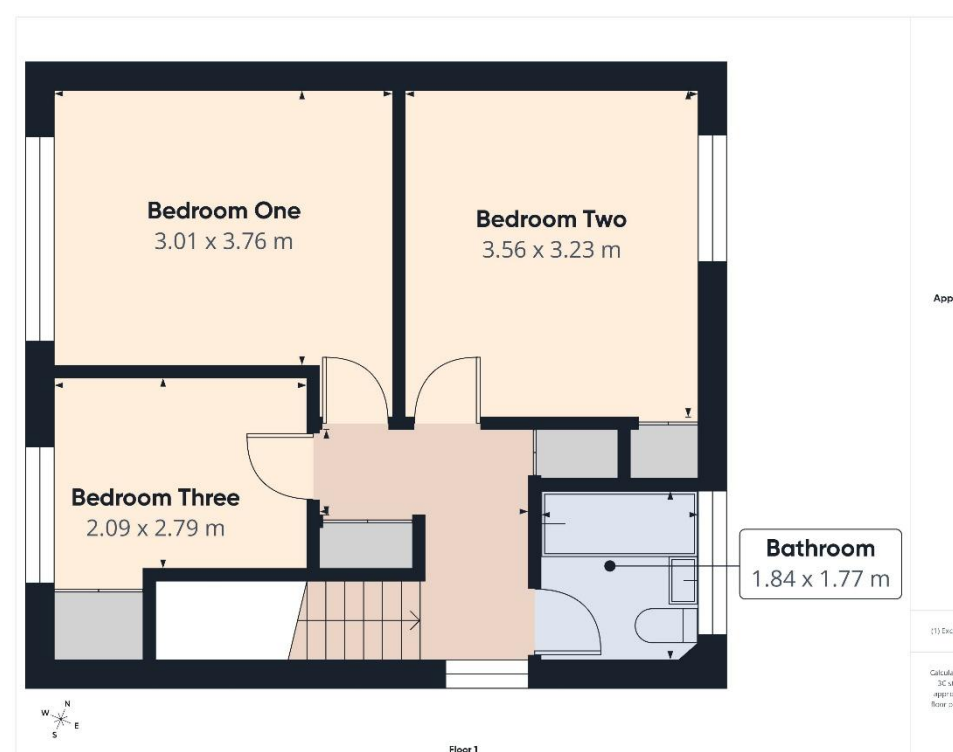




Directions: From Blairgowrie Wellmeadow travel over the bridge and up Boat Brae. Continue straight ahead on to Rattray High Street and take the next turning on the left into Middle Road. Continue along this road and take the second junction on the right into Victoria Place. Follow the road around to the left, where the property can be found on the right.

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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