

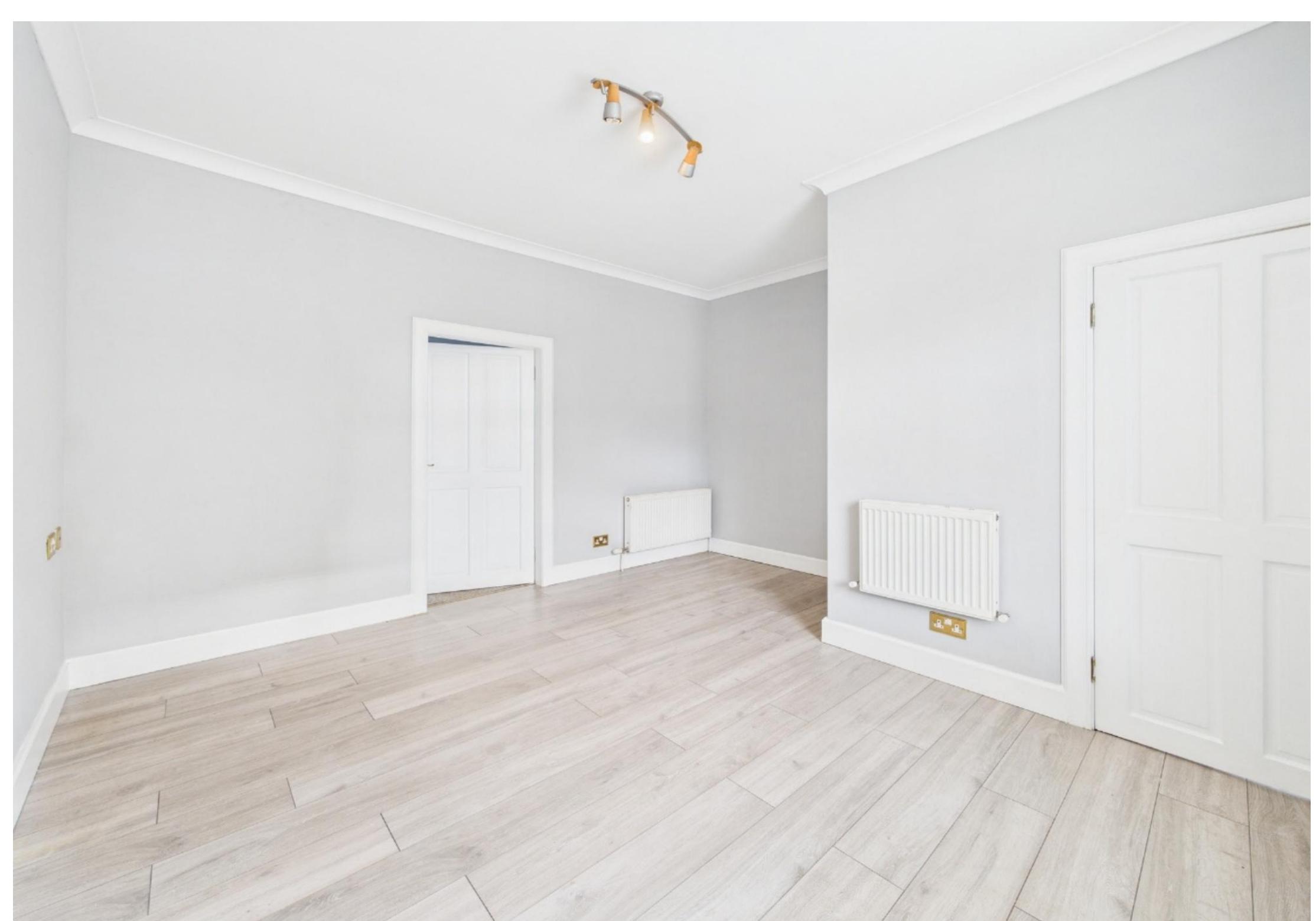
property@hodge



1 Doigs Land
Balmoral Road
Rattray, Blairgowrie
PH10 7AB

Offers over
£54,995





Situated within a traditional stone built building and located close to Blairgowrie town centre, this one bedroom ground floor flat offers well proportioned accommodation with its own front and rear door.

The property comprises: hallway, lounge, kitchen, double bedroom and shower room, and benefits from gas central heating and double glazing.

To the rear of the property there is a shared garden area and a private shed.

The property would be ideal as a buy to let or a first time purchase.

Lounge 3.86m x 4.13m (12'8" x 13'7")

Kitchen 2.97m x 2.77m (9'9" x 9'1")

Bedroom 4.12m x 3.76m (13'6" x 12'4")

Shower Room 1.75m x 1.60m (5'9" x 5'3")



- One Bedroom
- Popular Residential Area
- Lounge
- Close To Town Centre
- Kitchen
- Move-in Condition
- Bathroom
- Council Tax Band A
- GCH & DG
- EPC D

1x 1x 1x







Directions: From Blairgowrie Wellmeadow, cross over the bridge to Rattray, travel up Boat Brae and turn left onto Balmoral Road. Doigslan is the second property on the right after the garage. The flat is located on the ground floor.

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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