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20 Honeyberry Drive
Rattray
Blairgowrie
PH10 7RB

Offers over
£234,500



We are delighted to bring to the market this well-proportioned three-bedroom detached bungalow, complete with an attached single garage and driveway. Occupying a desirable corner plot within a popular residential area of Rattray, the property is conveniently located just a short drive from the amenities of Blairgowrie town centre.

The accommodation comprises an entrance vestibule, spacious lounge, kitchen, conservatory, three bedrooms (including a principal bedroom with en suite shower room), and a family bathroom. The property also benefits from a single attached garage, summerhouse, and well-maintained gardens.

Further benefits include gas central heating and double glazing throughout.

Externally, the front of the property features a chipped driveway leading to the attached single garage. The front and side gardens are laid to decorative chips with an attractive central feature and a paved ramped pathway providing access to the front entrance.

The fully enclosed rear garden enjoys planted borders with a variety of shrubs, a patio seating area, wooden summerhouse, and rotary dryer, creating an ideal outdoor space for relaxing and entertaining.

Early viewing is highly recommended to fully appreciate the space, location, and excellent potential this appealing bungalow has to offer.



Kitchen 3.77m x 3.21m (12'4" x 10'6")

Lounge 5.01m x 3.59m (16'5" x 11'9")

Bedroom One 3.27m x 3.16m (10'9" x 10'4")

En Suite 2.22m x 0.79m (7'3" x 2'7")

Bedroom Two 3.49m x 2.88m (11'5" x 9'5")

Bedroom Three 3.05m x 2.77m (10'0" x 9'1")

Bathroom 2.88m x 1.68m (9'5" x 5'6")

Conservatory 3.44m x 2.66m (11'3" x 8'9")



■ 3 Bedrooms (1 x En-Suite)

■ Lounge

■ Kitchen

■ Conservatory

■ Family Bathroom

■ GCH & DG

■ Fully Enclosed Rear Garden

■ Garage, Driveway

■ Council Tax Band E

■ EPC C

3x  2x  2x 







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, continue straight ahead and the property can be found on the right on a corner plot and identified by our for-sale board.

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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