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2 Haugh Road
Ratray
Blairgowrie
PH10 7BJ

Offers over
£84,500





This one-bedroom end-terrace bungalow, with front and rear gardens, is situated within a popular residential area and offers easy access to local shops and amenities.

The accommodation comprises a bright lounge, kitchen, utility area, double bedroom, and a shower room.

The property further benefits from gas central heating and double glazing throughout.

Externally, the front garden is laid with stone chips and features a paved pathway leading to the entrance door. To the rear, there is a private enclosed garden incorporating two useful garden sheds. On-street parking is available for residents.

Conveniently located within a short walk of the town centre, the property is well served by local bus routes. Primary and secondary schools, a retail park, and a recreation centre are all within easy walking distance, making this an ideal property for downsizers, or those seeking a conveniently located home.

Kitchen 2.94m x 2.73m (9'8" x 8'11")

Lounge 4.78m x 3.00m (15'8" x 9'10")

Bedroom 3.33m x 2.85m (10'11" x 9'4")

Shower Room 1.92m x 1.90m (6'4" x 6'3")

Utility Area 1.50m x 0.60m (4'11" x 1'12")



■ One Bedroom

■ Lounge

■ Kitchen

■ Shower Room

■ GCH & DG

■ On Street Parking

■ Close to Public Transport

■ Popular Residential area

■ EPC Rating C

■ Council Tax Band A

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Directions: From Blairgowrie Wellmeadow travel over the river Ericht and take the first right turn into Haugh Road, continue down this road until you reach the Stagecoach bus garage, then turn right. Follow the road to the end, the property can be found on the left hand side and can be 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

property@hodge
33 Wellmeadow
Blairgowrie
PH10 6AS

Phone: 01250 870006
Email: property@hodgesolicitors.co.uk
www.hodgesolicitors.co.uk

