

property@hodge



65 Douglas Davidson Drive

Ratray

Blairgowrie

PH10 7FG

Offers over

£199,995





This well presented two-bedroom semi-detached bungalow is situated within a popular residential development in Rattray, Blairgowrie, built by Springfield Homes in 2022.

The property offers spacious and well-appointed accommodation comprising an entrance hallway, generously proportioned lounge, modern dining kitchen, two bedrooms, and a stylish family bathroom. Further benefits include air source heating and double glazing throughout.

Externally, the front garden is laid to lawn, while a paved driveway provides off-street parking for two vehicles.

To the rear, the fully enclosed garden offers a private and attractive outdoor space, predominantly laid to lawn with a paved patio area and rotary clothes dryer.

The property is conveniently located just a short drive from the amenities of Blairgowrie town centre, which offers a range of shops, cafés, restaurants and everyday services. The surrounding area also provides excellent opportunities for walking and a variety of outdoor pursuits.

Early viewing is highly recommended to fully appreciate this attractive modern bungalow.

Lounge 4.31m x 3.33m (14'2" x 10'11")

Kitchen 3.70m x 3.18m (12'2" x 10'5")

Bedroom One 3.28m x 2.96m (10'9" x 9'9")

Bedroom Two 3.13m x 3.00m (10'3" x 9'10")

Bathroom 2.43m x 2.02m (7'12" x 6'8")



- 2 Bedrooms
- Lounge
- Dining Kitchen
- Family Bathroom
- Air Source Heating
- Fully Enclosed Rear Garden
- Driveway
- Full DG
- EPC C
- Council Tax Band C

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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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