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Mo-Dhachaidh

Victoria Street

Ratray

Blairgowrie

PH10 7AG

Offers over

£269,995



**Lounge/Diner** 7.01m x 4.24m (22'12" x 13'11")

**Kitchen/Dining** 4.04m x 3.08m (13'3" x 10'1")

**Utility Room** 2.60m x 1.58m (8'6" x 5'2")

**Boiler Room** 2.14m x 1.42m (7'0" x 4'8")

**Bedroom One** 3.52m x 3.46m (11'7" x 11'4")

**Bedroom Two** 3.43m x 2.84m (11'3" x 9'4")

**Bedroom Three** 2.98m x 2.98m (9'9" x 9'9")

**Bathroom** 2.68m x 1.92m (8'10" x 6'4")

**Garage** 7.16m x 5.59m (23'6" x 18'4")



We are delighted to bring to the market this well-proportioned three-bedroom detached bungalow, complete with a double garage and private driveway.

Situated within a popular residential area of Rattray, the property enjoys a convenient location close to Rattray Primary School and is only a short drive from Blairgowrie town centre, with its excellent range of shops, services and local amenities.

The accommodation comprises an entrance vestibule, a generously sized lounge/diner, fitted kitchen, utility room, three bedrooms, a four-piece family bathroom and a useful outside store. The property further benefits from gas central heating and double glazing throughout.

Externally, the property occupies a generous plot with mature, well-stocked gardens offering a wealth of colour and interest throughout the seasons. The front garden is predominantly laid to lawn and features an attractive selection of mature plants, shrubs and trees, together with a charming archway formed by established climbing plants and a useful garden shed.

The rear garden provides a private outdoor space, incorporating a lawned area, greenhouse, rotary dryer and a patio seating area, ideal for outdoor dining and entertaining.

While the property would benefit from a degree of modernisation and cosmetic upgrading, it offers excellent potential for purchasers to create a home tailored to their own tastes and requirements.

Early viewing is highly recommended to fully appreciate the property's sought-after location, generous accommodation and beautifully established gardens.

All blinds, light fittings and carpets are included. White goods maybe available by separate negotiation. The kitchen included the following integrated appliances, gas hob, single electric oven and dishwasher.



■ 3 Bedrooms

■ Family Bathroom

■ Kitchen Dining

■ Boiler Room

■ Hall

■ Driveway For Several Cars

■ Double Garage

■ GCH & DG

■ Council Tax Band E

■ EPC Rating C

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**Directions:** From Blairgowrie Wellmeadow travel over the bridge and up Boat Brae. Turn first left into Balmoral Road and continue also this road taking the third turning on the right into Victora Place. The property is the third on the left 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**

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