

property@hodge



Braehouse  
High Street  
Rattray  
Blairgowrie  
PH10 7BT

Offers over  
£99,000

This spacious ground floor flat is located on Rattray High Street and has its own garden. The property has been recently decorated and is well placed for accessing the town. Externally the property offers a large area of grass with drying green poles. The property has front and rear access with a ramp. The property would make an ideal buy to let property.

**Kitchen/Lounge** 17'3 x 14'4 (5.26 x 4.37)

With windows to the front and rear of the property this good-sized room has a kitchen area with base and wall units, built in electric oven and solid plate hob. There is also a decorative fireplace suitable for an electric fire and a built in TV corner stand. Access to the rear garden is from this room. This room could be a kitchen/diner if you utilised a bedroom as a lounge.

**Bedroom One** 12'4 x 11'3 (3.76 x 3.43)

This room is located to the front of the property and has built in shelving. The boiler is also located within this room.

**Bedroom Two** 11'9 x 9'8 (3.58 x 2.95)

Located to the rear this room has a large walk-in cupboard.

**Bedroom Three** 12'7 x 9'5 (3.84 x 2.87)

To the rear of the property this room has built-in wardrobes.

**Bathroom** 6'4 x 5'4 (1.93 x 1.63)

White suite with a shower over the bath, this room would benefit from some modernisation.



- 3 Bedrooms
- Bathroom
- Partial DG and Full GCH
- Garden
- Open Plan Lounge Kitchen
- Ground Floor Flat
- Ideal Buy to Let
- Near Rattray Primary School
- Council Tax B
- EPC Rating D

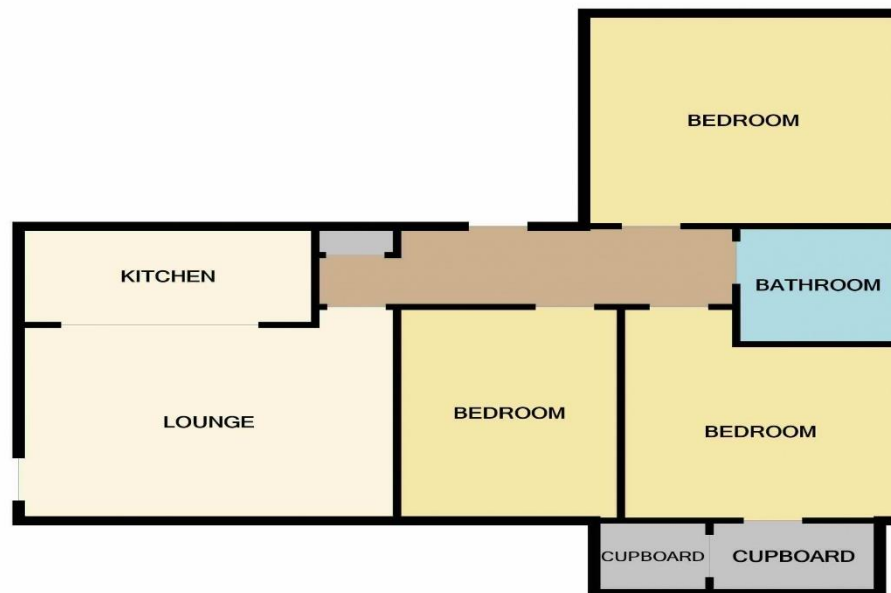
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**Directions:** Leaving Wellmeadow Blairgowrie, travel over the bridge and continue ahead. At the top of Boat Brae as you enter Rattray High Street this property is situated on the right-hand side.

**Viewing Arrangements:**

**Contact the sole selling agent by telephoning 01250-870006 to arrange an appointment. Alternatively, the Perthshire Solicitors Property Centre will be happy to arrange your viewing, Please telephone 01738 635301**



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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**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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