

MILLER GERRARD

Solicitors and Estate Agents



**DUNROAMIN
BALMORAL ROAD
RATTRAY, BLAIRGOWRIE,
PH10 7HY**

**OFFERS OVER
£235,000**



**EPC RATING 'E'
COUNCIL TAX BAND 'D'**

Dunroamin, Balmoral Road, Rattray

Offers Over £235,000

Charming 3-Bedroom Traditional Detached Cottage with Expansive Gardens & Stunning Views

Introducing 'Dunroamin', a highly desirable, traditional brick-built detached cottage situated in a premier residential pocket along Balmoral Road in Rattray. Combining classic architectural charm with versatile modern living, this characterful single-storey and attic property offers an idyllic family home, complete with an efficient oil central heating system, a generous garden, a detached garage and beautiful scenic views over the surrounding countryside.

Key Features

Traditional Stone Build: Full of enduring character, warmth and classic kerb appeal.

Highly Flexible Layout: 3 bedrooms plus a dedicated office or dressing room arranged across two floors.

Ground Floor Living: Two spacious double bedrooms and a family shower room conveniently located on the ground level.

Oil Central Heating: Ensuring reliable, efficient warmth throughout the home.

Exceptional Plot: Large, beautifully maintained wrap-around gardens offering excellent privacy.

Superb Outbuildings: Includes a detached garage, a charming timber summerhouse and a practical garden shed.

Elevated Views: Enjoy lovely, far-reaching outlooks towards the scenic Perthshire hills.

The Accommodation

Ground Floor

The property opens into a welcoming entrance vestibule leading through to the main hallway. The ground floor accommodation is bright and highly accessible, featuring a spacious, front-facing lounge centered around a traditional fireplace, alongside a well-appointed kitchen. This level boasts two good-sized double bedrooms, offering excellent flexibility for those seeking single-storey living. Serving the ground floor is a contemporary, easily accessible family shower room fitted with a modern suite.

First Floor (Attic Conversion)

A staircase leads to the upper landing, where the traditional attic conversion hosts a third well-proportioned bedroom. Characterized by charming coomb ceilings and large windows, this room is flooded with natural light and frames the finest elevated views of the local landscape. Adjacent to this bedroom is a highly versatile additional room, perfectly suited as a home office, study or dressing room, making it ideal for modern hybrid working or creating a private master suite level.

External & Grounds

Dunroamin sits on an enviable, substantial plot. The front features an easily maintained garden alongside the quiet road providing ample off-street parking, leading to the detached garage.

The large rear garden is beautifully landscaped featuring, mature planting and paved patio spaces perfect for alfresco dining. Nestled within the garden is a delightful timber summerhouse, offering a tranquil spot to relax and enjoy the garden year-round, as well as a sturdy garden shed providing excellent additional storage.

Location

Situated on the sought-after Balmoral Road in Rattray, Dunroamin enjoys a peaceful, semi-rural feel while remaining within easy walking distance of local amenities, primary schooling and the vibrant town centre of Blairgowrie. The area is renowned for its outdoor pursuits, including championship golf, walking trails and fishing, while providing straightforward commuter links to both Perth and Dundee.

Early viewing is highly recommended to fully appreciate the character, flexible space and superb outdoor lifestyle this traditional cottage has to offer.





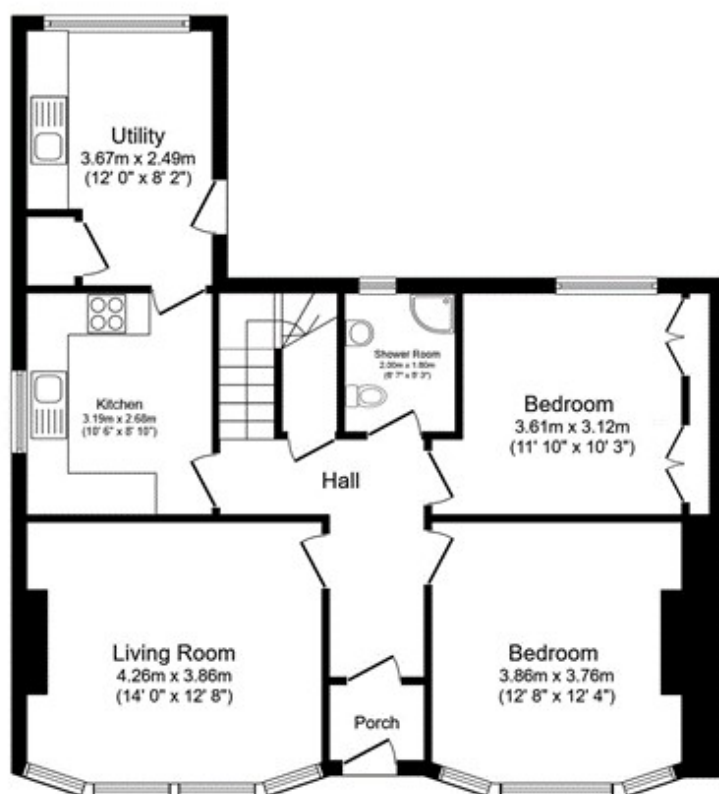




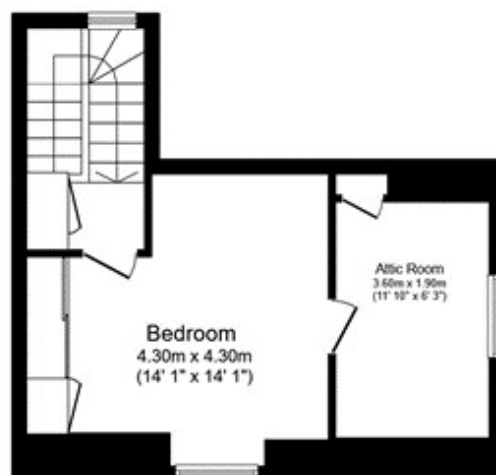








Ground Floor



First Floor

Ground Floor		First Floor	
ROOM DIMENSIONS	(in meters)		(in meters)
LIVING ROOM	4.26 X 3.86	BEDROOM	3.86 X 3.76
BEDROOM	3.61 X 3.12	SHOWER ROOM	2.00 X 1.60
KITCHEN	3.19 X 2.68	UTILITY	3.67 X 2.49
BEDROOM	4.30 X 4.30	ATTIC ROOM	3.60 X 1.90

MILLER GERRARD

SOLICITORS & ESTATE AGENTS

THE STUDIO

13 HIGH STREET

BLAIRGOWRIE

PH10 6ET

TEL: 01250 873468

EMAIL: property@millergerrard.co.uk

www.millergerrard.co.uk



Please note - if any domestic appliances are included in the price, they must be accepted as seen, with no guarantee as to their condition. It is strongly recommended that any interested party should read the Home Report on the property. Any matters concerning the property mentioned in the Home Report should be considered to have been disclosed by these particulars of sale.

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..

THE ABOVE PARTICULARS, WHILE BELIEVED TO BE TRUE, ARE NOT GUARANTEED AND WILL NOT BE HELD TO FORM PART OF ANY CONTRACT OF SALE