

The Property Shop Blairgowrie

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- **Entrance Hall**
- **Open Plan Kitchen / Living Room**
- **One Bedroom**
- **Shower Room**
- **Double Glazing**
- **Electric Heating**
- **Shared Garden**
- **EPC Rating : D**

We are delighted to offer for sale this terraced cottage situated in a secluded position within walking distance of the town centre.

**3 Ruby Place
Rattray
Blairgowrie
PH10 7BU**

Offers around £57,000

Accommodation

This terraced cottage is conveniently located just a short walk from Blairgowrie Town centre where a good selection of local amenities including transport links, supermarkets, restaurants and banks can be found. The property is situated in a quiet street and provides accommodation over two levels.

An ideal buy-to-let, first time buy or holiday let.

Accommodation:

The UPV front door opens into a small entrance where a carpeted staircase leads to the upper level. The downstairs accommodation is made up of an open plan L-shaped kitchen, dining and living room. Wood effect laminate flooring flows throughout with a useful under stairs storage cupboard in the Living room area. The kitchen comprises of a selection of wall and base units, a stainless steel sink and drainer with chrome mixer tap under a window over looking the front. There is an electric oven and hob with over extractor fan.

On the upper level is a good sized carpeted bedroom with built in wardrobe and window facing front . A modern shower room completes the accommodation and comprises of a shower cubicle with wet wall, hand basin set within a vanity unit and WC, there is a frosted window looking to the side, heated towel rail and lino flooring.

Outside :

Parking is on street, with a shared drying green located at the end of the row of cottages.

Location :

The Perthshire town of Blairgowrie offers a wide range of business and shopping facilities, including supermarkets, banks, specialist shops, cafes, restaurants and health centres. Perth and Dundee provide all the services expected of major cities and Blairgowrie is suited for commuting to both. There is an impressive range of outdoor activities available within the area, including three golf courses, ski-ing at Glenshee and hill walking in the Cairngorms national park.

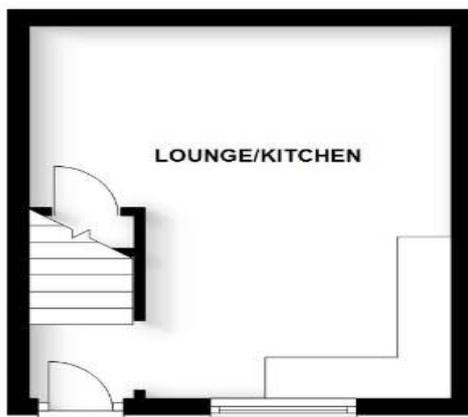
Dimensions:

Open Plan Living /Kitchen	15'04 X	13'01	(4.58m x 3.97m)
Bedroom	11'00 X	9'04	(3.35m x 2.76m)
Shower Room	5'09 X	4'10	(1.55m x 1.25m)





GROUND FLOOR



FIRST FLOOR



Directions

Follow the main A926 (to Alyth) out of Blairgowrie and across the Bridge into Rattray , Ruby place is situated at the top of the hill on the right opposite the Dog Grooming shop , the cottage is found a little way down on the left hand side.

Entry By arrangement with the vendor

Viewing By appointment through A & R Robertson & Black,
The Property Shop, 38 Allan Street, Blairgowrie
Tel: 01250 875050
E-mail: property@robertson-black.co.uk

PRICE Offers around **£57,000**

EPC : D
Ref MT

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 a submission of an offer.

Any detail of these particulars can be clarified prior to viewing particularly for those travelling a significant distance.

Please note any domestic appliances included in the sale must be accepted as seen, no guarantees will be provided.

Only prospective purchasers who have noted an interest through a Scottish solicitor will be advised of any closing date for offers.

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