

The Property Shop Blairgowrie

A & R Robertson & Black WS

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We are delighted to present for sale this modern 3 bedroom semi-detached family home in a popular residential area of Rattray.

**25 Honeyberry Crescent Offers over
Blairgowrie
PH10 7RD**

£179,000

- **Semi-detached house**
- **Entrance Hallway**
- **Kitchen/Diner**
- **Sitting room**
- **Three bedrooms**
- **Master bedroom ensuite**
- **Family Bathroom**
- **Ground floor w.c.**
- **Conservatory**
- **Enclosed private Garden**
- **Drive with 2 car spaces**
- **Gas central heating**
- **Double glazing**
- **EPC Rating: C**



Located in the heart of the rural Perthshire town, this immaculate well-presented two-storey semi-detached house would make a perfect family home. The property lies within an established popular residential area within Rattray where all amenities may be found. It is within an easy walk of the local primary school and park. Further amenities including a secondary school, shops and banks are found a short walk away in Blairgowrie town centre, where excellent transport links to both Perth and Dundee make this perfect for commuting.

A monoblock front drive with 2 car parking spaces joins to the path leading to the part glazed front door. The welcoming hallway connects with a ground floor w.c., stairs to the first floor and access to the sitting room. The w.c. offers a white sink and w.c. with a large opaque window to the front of the property and patterned vinyl flooring.

Oak floorboards from the hallway continue through to the spacious sitting room and throughout the kitchen/diner. The bright sitting room has a large double window with bespoke louvre shutters and picture wall.

This leads to the generous kitchen/diner where a range of white base and wall units combine with a dishwasher, tumble dryer, washing machine and integrated fridge/freezer. An electric oven, gas hob and extractor over couples with a stainless sink to complete the kitchen. There is ample space for the table and chairs adjacent to the walk-in storage cupboard.

Patio doors open from the diner into the cosy conservatory, with panoramic views of the private garden: an oasis bringing the outside space in.

The stairs to the first floor have fitted carpet which flows throughout the first floor.

At the top of the stairs the family bathroom offers a white bathroom suite with bath with electric shower over and glass shower screen. The walls are part tiled and vinyl flooring completes the facilities.

The master bedroom overlooks the garden with build-in double wardrobes with patterned mirrored doors. The en-suite boasts a white w.c., sink and built-in shower cubicle lined with marble effect wet wall. Part tiled walls complete the room.

The second double bedroom has large windows flooding the room with nature light from the front. There is a built-in single wardrobe and feature wall.

The third bedroom offers a generous cupboard with hanging rail. The single room has a window to the front of the property and feature wall.

Outside

The front aspect offers beds with gravel topping suitable for planter containers. There is a gate to the right of the house with a path leading to the rear garden. The secure rear garden offers a range of flower beds with established planting, a shed for storage, a patio area for entertaining and a gravelled area.

Directions

From the Wellmeadow in the town centre of Blairgowrie, cross the bridge into Rattray on the A93. Continue on the A926 through Rattray until you see Rattray Primary School on the left. Turn right into Honeyberry Drive then right into Honeyberry Crescent. Number 25 is on the right hand side.



Floor Plan - Illustrative only



Illustration For Identification Purposes Only.
Not To Scale (ID:734183 / Ref:76604)

ROOM DIMENSIONS	FEET			METRES		
Kitchen/diner	17' 4	x	9' 2	5.37	x	2.8
Sitting room	14' 4	x	14' 3	4.38	x	4.35
Conservatory	9' 4	x	8' 4	2.84	x	2.55
Ground floor w.c.	5' 6	x	2' 9	1.69	x	0.82
Master bedroom	11'	x	9' 6	3.36	x	2.90
En-suite shower room	6' 5	x	2' 7	1.97	x	0.80
Bedroom 2	11'	x	9' 1	3.36	x	2.78
Bedroom 3	8' 1	x	8'	2.47	x	2.45
Family Bathroom	6' 5	x	6' 1	1.95	x	1.87
Ground Floor Hall	9'	x	3' 5	2.76	x	1.05

Entry: By arrangement with the vendor

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

PRICE: Offers over £179,000

EPC: C Council Tax Band D

Ref: JD 26/02/21

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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