
Buy your next home
with Next Home
Leading Perthshire Estate Agency
46 Douglas Davidson Drive, Rattray, Blairgowrie, PH10 7FH
Fixed Price £250,000
NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

46 Douglas Davidson Drive, Rattray, Blairgowrie, PH10 7FH

Many thanks for your interest with 46 Douglas Davidson Drive, Rattray, Blairgowrie, PH10 7FH.

Next Home Estate Agents dedicate themselves to be available when you are, offering an unbeatable service 7 days a week until 9pm.

We have the largest sales team in Perthshire, operating from our 5 offices throughout Perthshire and delivering more sales than any other estate agent.

Not only are we Perthshire's Number 1 choice but we are also local. One of the reasons we know the local markets so well is because we live here. So let us guide you through the selling and buying process.

If you're a first time buyer we have incentives to help get you onto the property ladder - our consultants can advise you through the whole process.

We offer free, no obligation mortgage advice to all our buyers.

If you have a property to sell, contact us to arrange a valuation. We are renowned in getting our customers moving quicker and at a higher price than our competitors. Put us to the test and get your free valuation today, call 01738 444342.

If you would like to be kept informed of other great properties like this one please register on our hot buyers list, where we will email you of new property listings and property open days.

About the Area

Blairgowrie is a thriving town with the High Street being the focal point having a variety of local shops including a butcher, book shop, antique and local craft and gift shops together with well-known department stores and supermarkets.

There is both primary and secondary schooling within the town. Blairgowrie also boasts its own championship golf course at Rosemount, which is considered one of the best courses in Scotland.

To the North of the town is Spittal of Glenshee which has Scotland's largest ski centre.








Property Summary

Next Home is pleased to present this exceptional four-bedroom detached home.

This home offers generous and stylish living space, ideal for modern family life.

The property is located in the sought-after residential area of Rattray, Blairgowrie, built by the highly regarded Springfield Homes in 2022. The property presents spacious accommodation and a host of high-spec finishes throughout.

Upon entering, you are welcomed into a bright and spacious hallway with direct internal access to the integrated garage.

The heart of the home lies in the stunning open-plan kitchen, dining area, sunroom and separate lounge. The contemporary kitchen is fitted with modern units and quality appliances, complemented by sleek worktops and ample preparation space.

Upstairs, there are four well-proportioned double bedrooms, offering flexible accommodation for families or home-working needs. The principal bedroom benefits from a stylish ensuite, while a modern family bathroom serves the remaining rooms.

Outside, the south-facing rear garden is a true highlight - fully landscaped with mature planting, seating areas and a removable patio cover, making it ideal for enjoying sunshine throughout the day.

A private driveway provides off-street parking for two vehicles.

With its contemporary design, superb layout and beautifully maintained outdoor space, this house represents a fantastic opportunity to acquire a modern family home in one of Rattray's most desirable addresses.





Key property features

- 4 Double Bedrooms
- Open plan kitchen, dining, sunroom and separate lounge
- Spacious accommodation throughout
- Integrated garage
- Excellent storage
- South facing rear garden
- Gas central heating and double glazing
- Fully landscaped garden with mature planting
- Popular residential area
- Close to local amenities








TOILET RULES









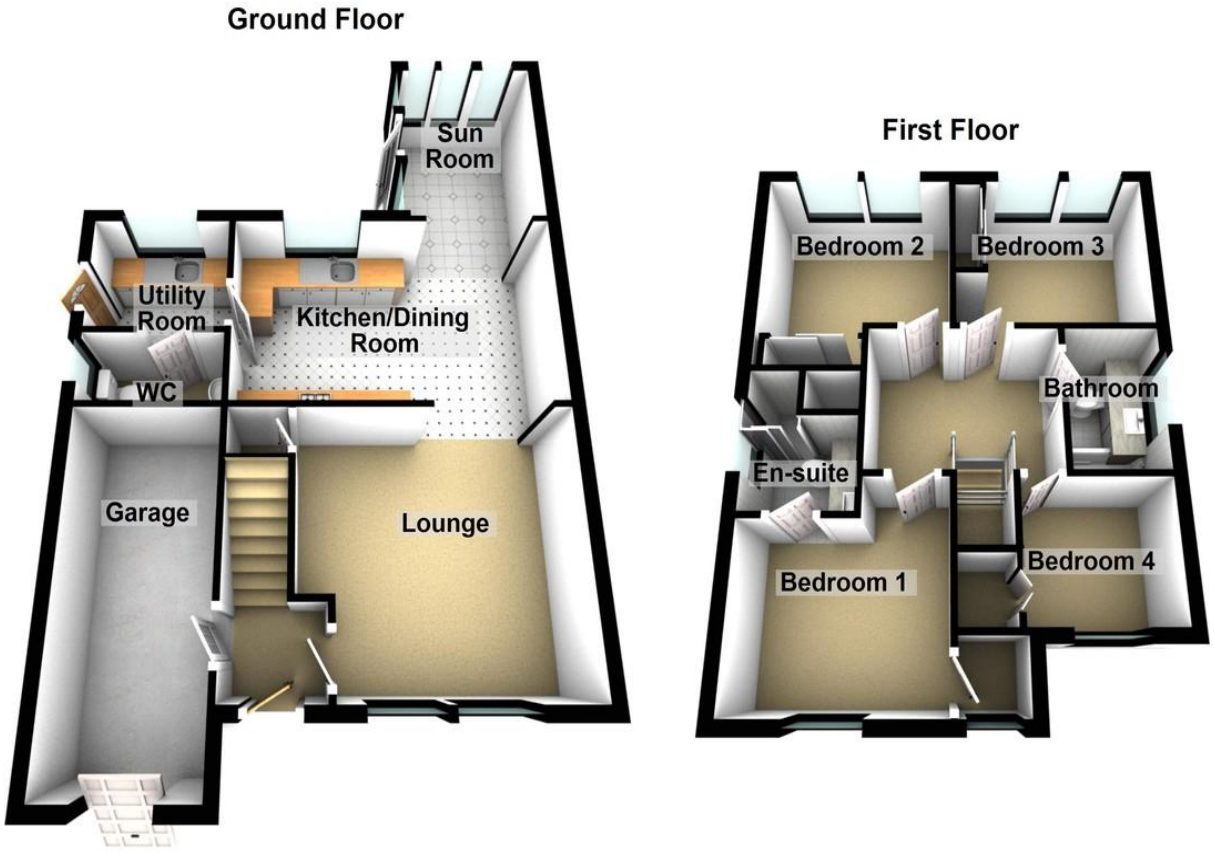







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An expert from our local branch will provide you with the most accurate valuation.
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Floorplans


Ground Floor
Sun Room
Utility Room
Kitchen/Dining Room
WC
Garage
Lounge
First Floor
Bedroom 2
Bedroom 3
Bathroom
En-suite
Bedroom 1
Bedroom 4

Property Room Sizes

KITCHEN/DINER
18' 0" x 10' 5" (5.49m x 3.18m)
SUN ROOM
13' 1" x 9' 2" (3.99m x 2.79m)
LOUNGE
14' 1" x 10' 9" (4.29m x 3.28m)
UTILITY ROOM
7' 6" x 6' 2" (2.29m x 1.88m)
WC
6' 6" x 3' 7" (1.98m x 1.09m)
BEDROOM
14' 5" x 10' 2" (4.39m x 3.1m)
BEDROOM
11' 1" x 8' 6" (3.38m x 2.59m)
ENSUITE
8' 3" x 6' 1" (2.51m x 1.85m)
BEDROOM
13' 9" x 8' 6" (4.19m x 2.59m)
BEDROOM
10' 9" x 8' 6" (3.28m x 2.59m)
BATHROOM
6' 6" x 6' 6" (1.98m x 1.98m)

PLEASE NOTE: These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract intending, purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property. All room sizes are approximate and for general guidance only. They cannot be relied upon for fitting carpets, furniture etc.

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TO ARRANGE A VIEWING OF THIS PROPERTY PLEASE TELEPHONE YOUR LOCAL BRANCH BELOW:

63 – 65 George Street, Perth 01738 44 43 42
41 - 43 Allan Street, Blairgowrie..... 01250 39 80 02
47a Atholl Road, Pitlochry..... 01796 54 80 14

1a James Square, Crieff.....01764 65 00 44
211 High Street, Auchterarder.....01764 66 36 66
Email sales@nexthomeonline.co.uk

For more information about Next Home and our services please visit www.nexthomeonline.co.uk

The only Perthshire estate agent available 7 days until 9pm

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