




McEwan Fraser Legal
 Solicitors & Estate Agents
 01738 500 655

5 Back Row
 RATTRAY, BLAIRGOWRIE, PERTSHIRE, PH10 7DT



Blairgowrie

Blairgowrie is situated in a beautiful part of the country. A range of local amenities is close by including shops and a health centre. There is good schooling with both primary and secondary schools on offer and motorway networks are nearby leading to the larger cities of Perth, (via the A93), Dundee (via the A923) and Edinburgh making this property ideal for a large range of buyers. The Perthshire countryside also offers a range of outdoor activities including running and walks, golf, fishing and skiing with the Glenshee Ski resort just a short thirty-five minute drive to the north.

5 Back Row



This three double bedroom mid terraced cottage is set away from the main road down a quiet unadopted road which accesses the property from the rear. There are two car parking spaces with pathway leading to the front door which enjoys a lawned garden, shrubs and small trees which is enclosed and a patio area.

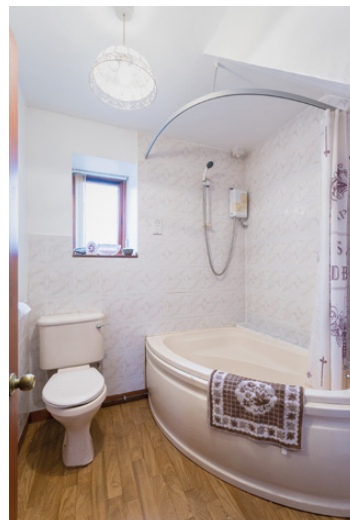
Upon entering the property, the hallway has stairs leading to the first floor, a downstairs three-piece bathroom suite and access to the kitchen and living room. The living room enjoys a dual aspect with fireplace, laminated wood flooring and ample space for various furniture layouts.

The kitchen has a range of eye and base level units with sink and mixer tap, access to a cupboard and dual aspect windows. There is also space for an upright fridge freezer, washing machine and oven as well as a table and chairs.

Upstairs are the three bedrooms, two of which enjoy views over the fields.



"...three double bedroom mid terraced cottage is set away from the main road down a quiet unadopted road..."



Details

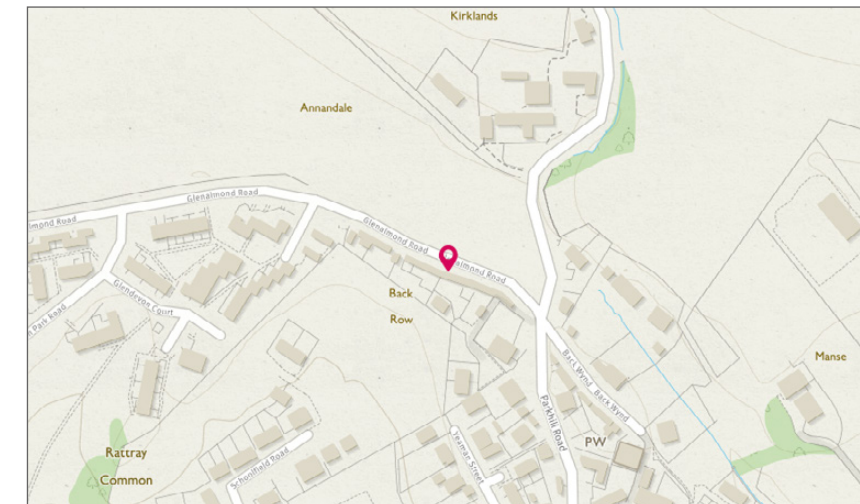
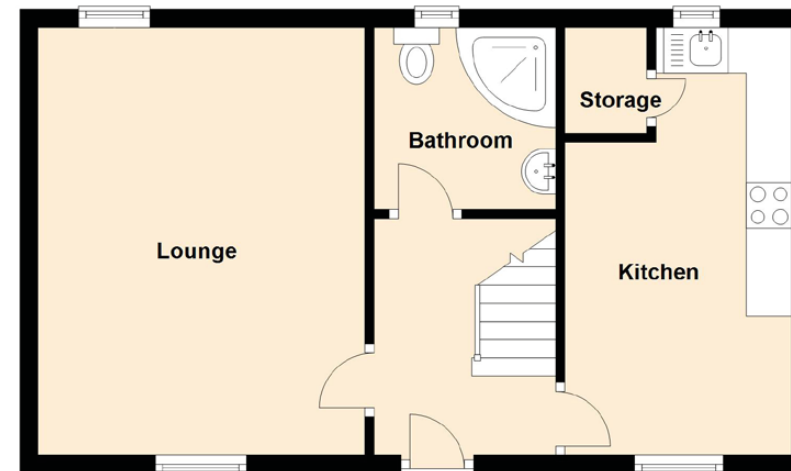
Approximate Dimensions
(Taken from the widest point)

| | |
|-----------|--------------------------------|
| Lounge | 4.70m (15'5") x 3.60m (11'10") |
| Kitchen | 4.70m (15'5") x 2.50m (8'2") |
| Bedroom 1 | 4.10m (13'5") x 2.60m (8'6") |
| Bedroom 2 | 4.10m (13'5") x 2.30m (7'7") |
| Bedroom 3 | 3.10m (10'2") x 2.30m (7'7") |
| Bathroom | 2.00m (6'7") x 2.00m (6'7") |

Gross internal floor area (m²): 74m²

EPC Rating: E

Extras (Included in the sale): Floor coverings, blinds and light fittings.





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Part
Exchange
Available

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Text and description
JAMES KEET
 Surveyor



Professional photography
GRANT LAWRENCE
 Photographer



Layout graphics and design
ALLY CLARK
 Designer