

14 Riverside Court, Blairgowrie, PH10 7BG

Offers over £88,000

2 1 1 B









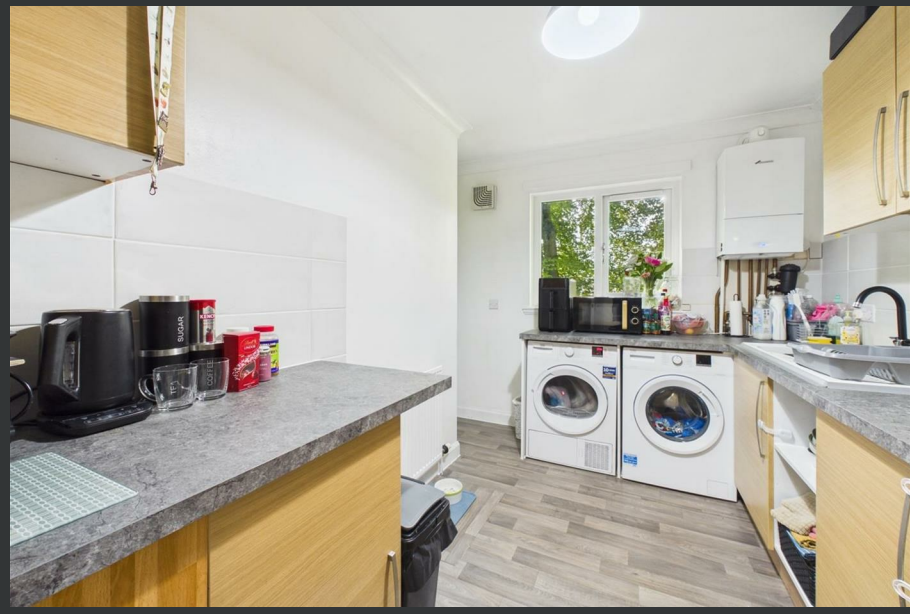
14 Riverside Court
Blairgowrie, PH10 7BG

Offers over £88,000

- Two double bedrooms
- Bright living room
- Separate fitted kitchen
- Excellent storage space
- Spacious first-floor flat
- Generous room proportions
- French doors with leafy outlook
- Well-sized bathroom
- Pleasant riverside setting
- Convenient Rattray location

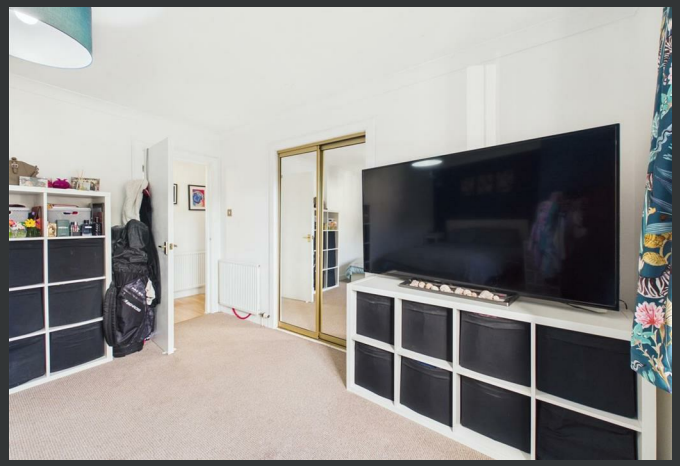
Set within Riverside Court in Rattray, this well-proportioned two-bedroom flat offers bright, comfortable accommodation in a particularly appealing position close to the River Ericht. The home is presented in good order throughout, with generous room sizes and a leafy outlook adding to its appeal.

A welcoming hallway provides access to each of the principal rooms, including a spacious living room with French doors opening to a Juliet-style railing and an attractive outlook towards mature trees and the river beyond. The separate kitchen offers a good range of fitted units, worktop space and room for everyday appliances. Both bedrooms are generously sized doubles, with the larger enjoying particularly impressive proportions and plenty of flexibility for additional furniture. A well-sized bathroom completes the accommodation, fitted with a white suite including a bath with shower over. The setting is a real feature of the property, combining a tucked-away riverside feel with convenient access to Blairgowrie and Rattray's amenities. The elevated position and mature greenery around the building create a pleasant outlook, while the practical layout and two substantial bedrooms make this an appealing option for first-time buyers, couples, small families or those seeking a buy-to-let opportunity.













Location

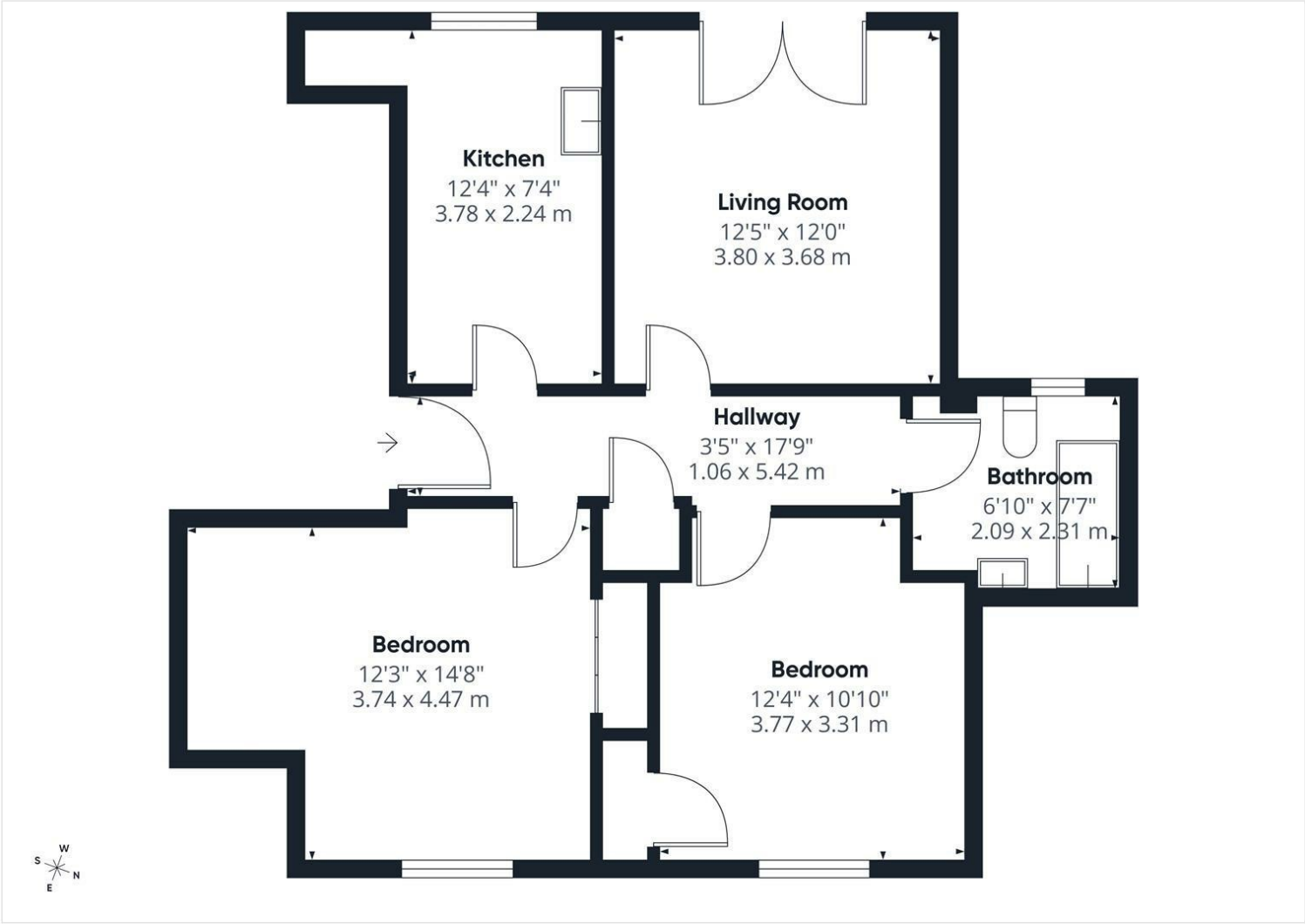
Riverside Court is situated in Rattray, forming part of the wider Blairgowrie and Rattray community on the banks of the River Ericht. The area combines attractive natural surroundings with convenient access to a good range of shops, cafés, restaurants and everyday services in Blairgowrie. Outdoor pursuits are readily accessible, with riverside scenery and numerous walking opportunities around the town and surrounding countryside. Regular bus services connect Blairgowrie and Rattray with Perth, Dundee and a number of neighbouring towns and villages, while the A93 provides the principal road link towards Perth and north into Glenshee.

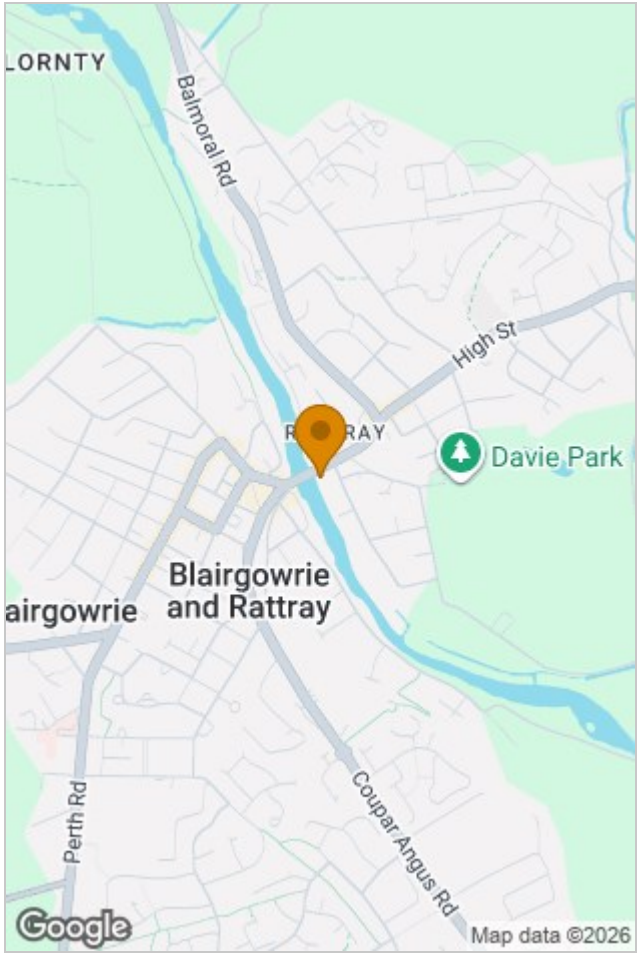


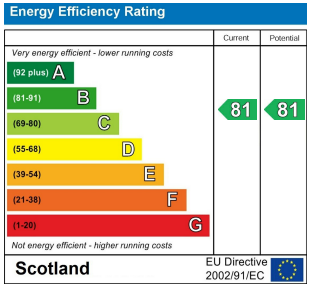

PRIVATE
PARKING

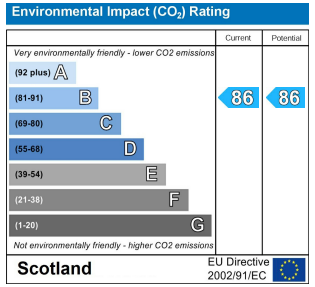

TESCO











Viewing

Please contact our Perth Office on 01738 260 035
if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Inveralmond Business Centre 6 Auld Bond Road, Perth, Perthshire, PH1 3FX
T. 01738 260 035 | hello@weareposible.co.uk
weareposible.co.uk