

11 School Field Road, Blairgowrie, PH10 7FD

Offers over £227,500

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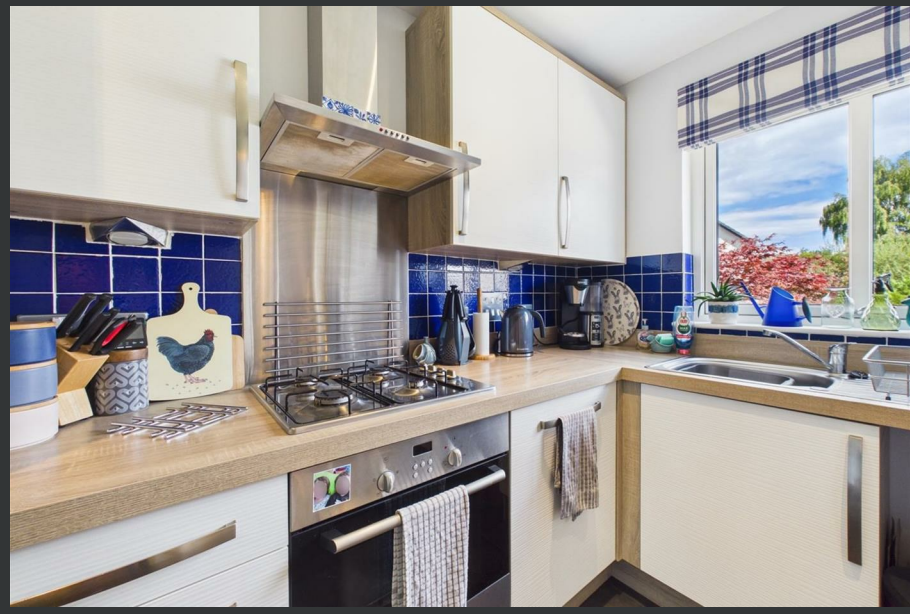
11 School Field Road
Blairgowrie, PH10 7FD

Offers over £227,500

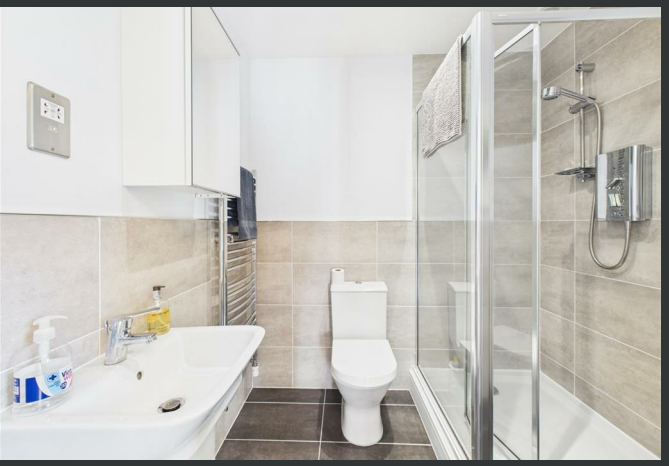
- Three-bedroom home
- Glazed doors to rear garden
- Additional downstairs shower room
- Bright and spacious accommodation throughout
- Enclosed rear garden
- Generous living room
- Contemporary fitted kitchen
- Spacious principal bedroom
- Integral garage
- Lawn and paved seating area

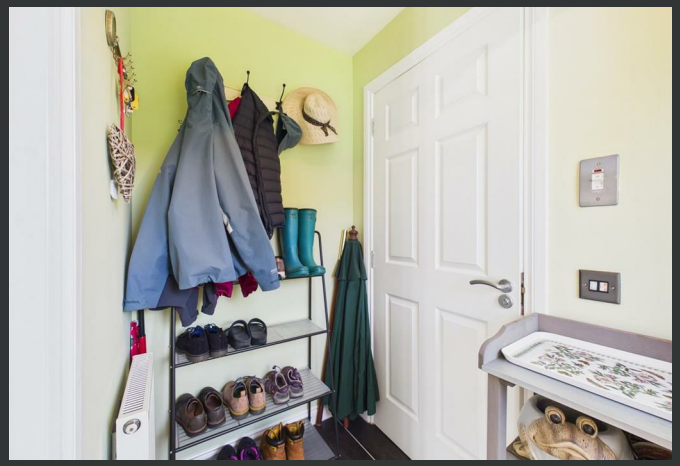
11 School Field Road is a well-presented three-bedroom home offering bright, comfortable accommodation, an integral garage and an attractive enclosed rear garden within a popular residential setting in Rattray.

The ground floor is arranged around a welcoming central hallway, with a generously proportioned living room providing the main reception space. Large windows and glazed doors bring in plenty of natural light while creating a pleasant connection with the rear garden and patio. The separate kitchen is fitted with a good range of contemporary units and workspace, while a ground-floor shower room adds useful flexibility to the layout. Internal access to the adjoining garage is another practical feature. Upstairs, the landing leads to three bedrooms, including a particularly spacious principal bedroom. The remaining bedrooms offer useful proportions for family living, guests or home working, and the accommodation is completed by a further bathroom with a bath and shower screen. Outside, the gardens are clearly well cared for. The enclosed rear garden combines a generous lawn, established planting and a paved seating area, providing an appealing space for relaxing or entertaining. To the front, further garden ground complements the home's attractive exterior and established surroundings.











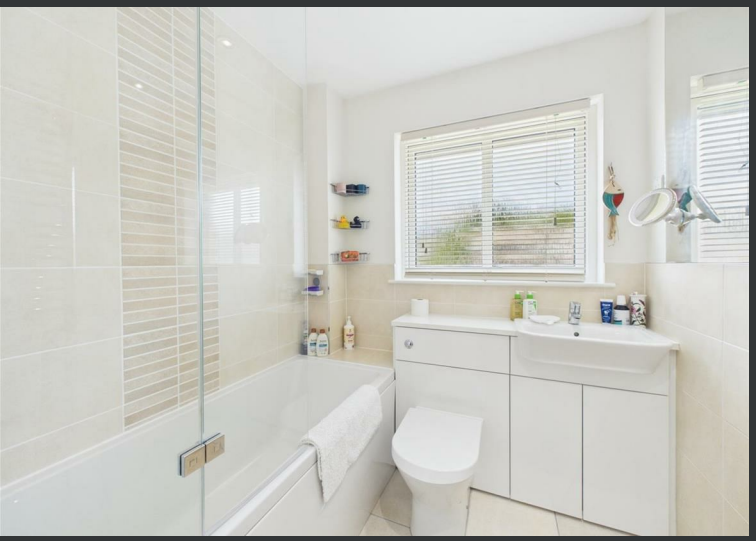


Location

School Field Road enjoys an established residential setting in Rattray, adjoining Blairgowrie and well placed for access to the wider amenities of the town. Blairgowrie provides a good selection of shops, supermarkets, cafés and everyday services, while the surrounding area offers easy access to the attractive Perthshire countryside. The location is also convenient for travelling towards Perth and Dundee, making it well suited to those requiring connections across the region. With residential surroundings, nearby amenities and countryside all within easy reach, Rattray remains a popular and practical place to call home.

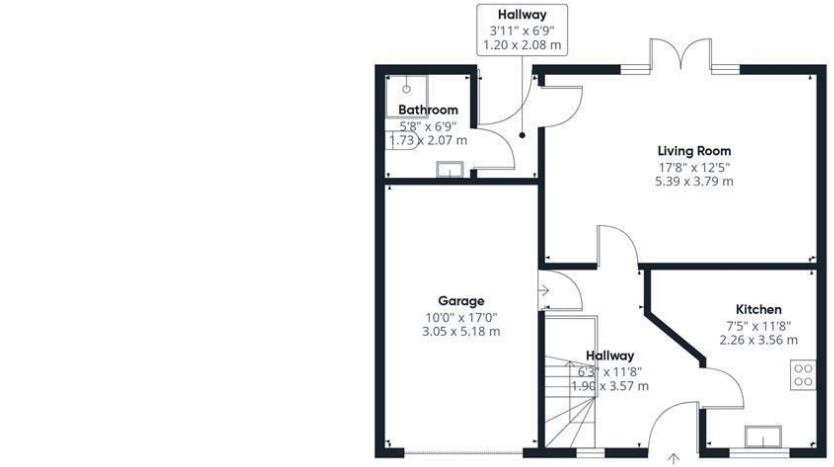


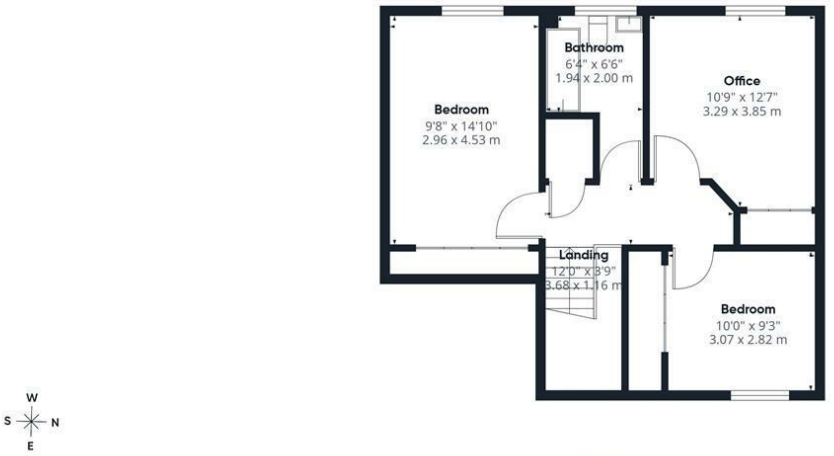








Possible

Approximate total area(1)

1188 ft²

110.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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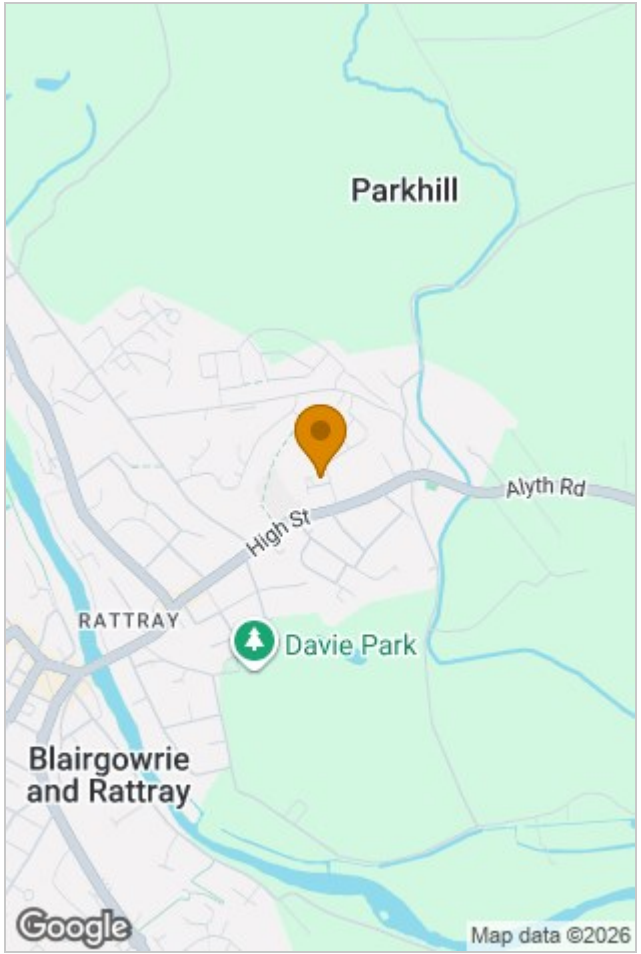

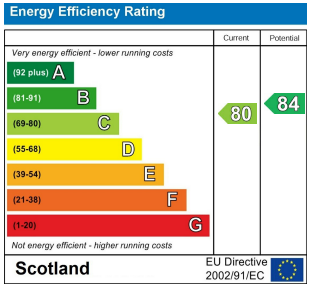

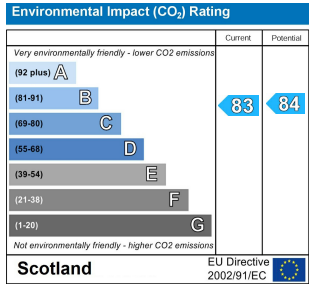

Viewing

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.

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