

Sherwood South Street Rattray, Blairgowrie, PH10 7DD



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- Five bedroom bungalow
- Five bathrooms
- Spacious living room
- Large garden sunroom
- Impressive games room
- Generous dining room

- Two fitted kitchens
- Dedicated home office
- Extensive garden grounds
- Ample off-street parking
- Large workshop shed with electricity providing excellent storage

Sherwood is an exceptionally spacious five-bedroom detached bungalow in Rattray, offering an impressive level of flexibility alongside generous gardens and a superb selection of reception spaces.

The accommodation is centred around a bright and substantial living room, which opens into a large conservatory overlooking the garden. A separate games room provides another excellent entertaining space, while the dining room offers plenty of room for family gatherings. The main kitchen is well appointed with extensive worktops, a large central island and breakfast-bar seating, complemented by a useful utility room. Five bedrooms are positioned within the main accommodation, with three benefiting from their own en-suite facilities. A further bathroom serves the remaining bedrooms, making the layout particularly practical for larger families or regular guests. A further section of the property provides additional flexibility, incorporating a second kitchen, bathroom and generous office. This area could suit a variety of uses, including home working or additional family accommodation. Outside, the extensive garden is predominantly laid to lawn with established planting and an attractive timber summer house. A substantial gravelled area provides generous parking, while a large workshop shed with electricity offers excellent additional space for storage, hobbies, DIY projects or use as a practical work area. The elevated setting also enjoys attractive views across the surrounding countryside.





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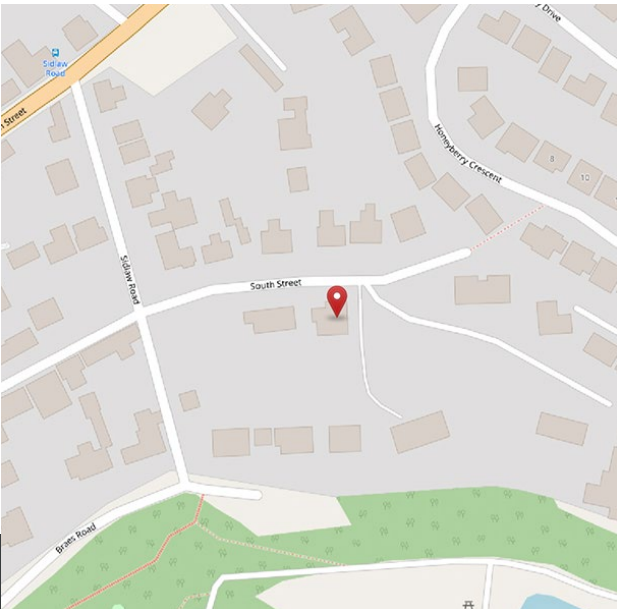


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LOCATION

Sherwood is located on South Street in Rattray, immediately adjoining Blairgowrie and providing convenient access to the amenities of both communities. Blairgowrie offers a broad range of independent shops, supermarkets, cafés, restaurants, leisure facilities and everyday services, while the surrounding area is renowned for its attractive Perthshire countryside. The location is well placed for travel towards Perth, Dundee and other towns across the region, making it practical for commuters as well as those seeking a more relaxed setting. Nearby countryside, woodland and riverside routes also provide plenty of opportunities for walking and outdoor recreation.





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All Measurements are Approximate Measurements are approximate. Not to Scale. For Illustrative purposes only.



Approximate total area⁽¹⁾
2885 ft²
268.1 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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