



29 Honeyberry Crescent, Rattray, PH10 7RD
Offers over £187,500





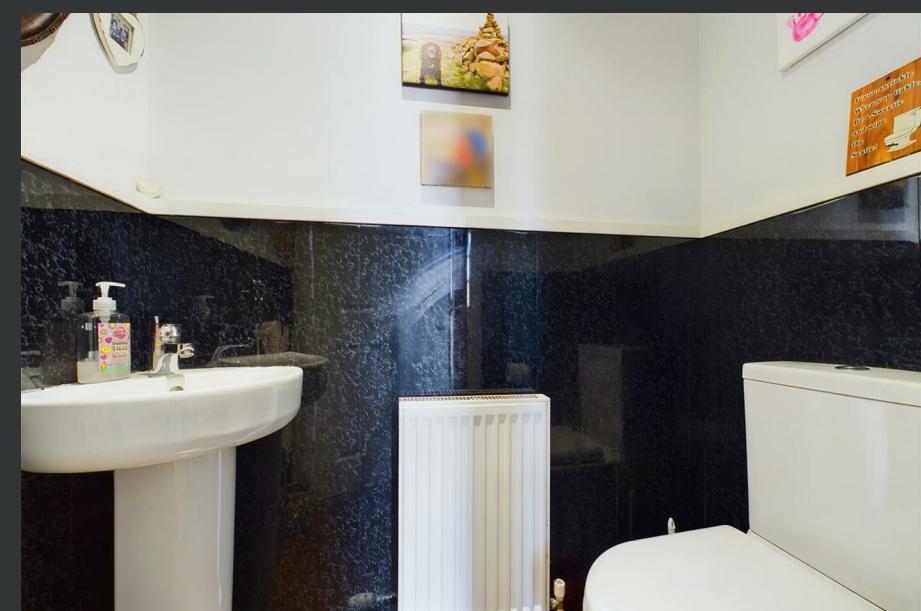
29 Honeyberry Crescent Rattray, PH10 7RD

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- Modern semi-detached villa
- Generous living room
- Gas central heating
- Ample off-street parking
- Excellent condition
- 3 bedrooms 1 en-suite
- Spacious dining kitchen
- Double glazing
- Attractive rear garden
- Plentiful storage space

Nestled on Honeyberry Crescent in Rattray, this delightful semi-detached house is a true gem waiting to be discovered. Boasting a warm and welcoming ambiance, this property features a spacious living room and large dining kitchen perfect for entertaining guests or relaxing with loved ones.

With three bedrooms and two modern bathrooms, this home offers comfort and convenience for the whole family. The immaculate condition of the property ensures a hassle-free move-in experience, allowing you to settle in with ease. One of the highlights of this lovely home is its attractive rear garden, designed for those who appreciate outdoor tranquillity without the hassle of high maintenance. Imagine enjoying a cup of tea in the peaceful surroundings of your own private garden. Parking is a breeze with space for two vehicles and ample off-street parking for guests. Storage will never be an issue with plenty of space to keep your belongings organized and out of sight. Stay warm and toasty during the colder months with gas central heating, while the double glazing helps keep the property energy efficient. This property truly offers a comfortable and convenient lifestyle for those looking to settle down in a welcoming community.





Location

Local amenities are available within walking distance, including a supermarket, schooling, regular bus service and various local shops and cafes. The property is also well placed for the daily commuter, with excellent transport links to Perth, Dundee and nearby towns and villages.







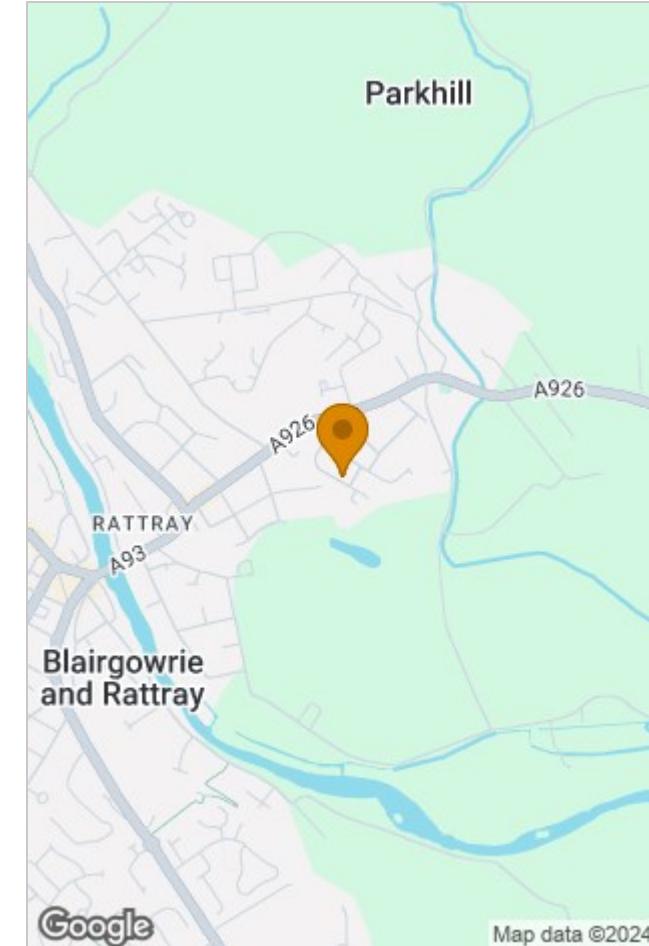
Approximate total area⁽¹⁾
798.25 ft²
74.16 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B	78	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		89
(81-91) B	78	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland EU Directive 2002/91/EC		

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.