



16 School Field Road, Blairgowrie, PH10 7FD
Offers over £227,500

 3  1  2  C



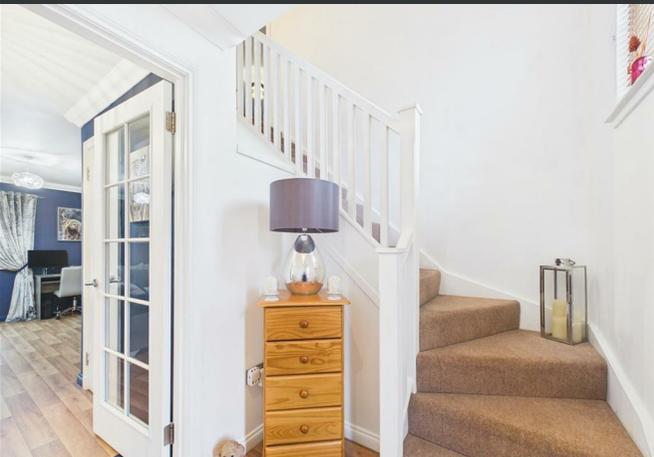
16 School Field Road Blairgowrie, PH10 7FD

- Link Detached modern family home
- Spacious dual-aspect living room
- Contemporary kitchen with units
- Modern family bathroom
- Driveway parking
- Three bedrooms
- French doors to rear garden
- Ground floor WC
- Integral garage
- Enclosed rear garden

Located within a modern and popular residential development in Rattray, 16 School Field Road is a well-presented three-bedroom link detached family home offering generous living space and a private rear garden.

The ground floor opens into a welcoming hallway with useful WC and internal access to the integral garage. The bright and spacious living room extends the full depth of the property, providing an excellent space for relaxing and entertaining, with French doors leading directly out to the rear garden. The modern kitchen is fitted with contemporary units, integrated appliances and ample worktop space, creating a practical and stylish hub for everyday family life. Upstairs, there are three well-proportioned bedrooms. The principal bedroom is particularly spacious, while the second double bedroom and a further single bedroom provide flexible accommodation for children, guests or home working. The family bathroom is finished with a modern suite and shower over the bath. Externally, the property enjoys a fully enclosed rear garden laid mainly to lawn, ideal for families and outdoor entertaining. To the front, there is a driveway providing off-street parking along with access to the integral garage. This attractive home will appeal to families, first-time buyers and those seeking a move-in ready property in a convenient and sought-after location close to local amenities and schooling.

Offers over £227,500

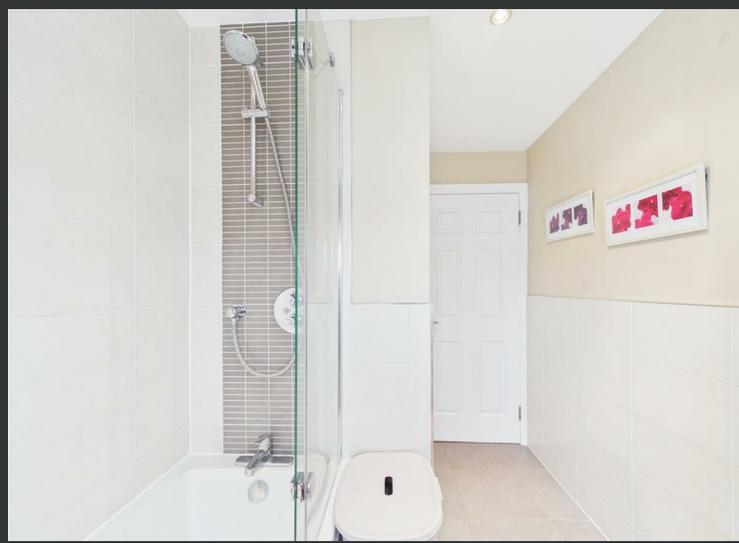
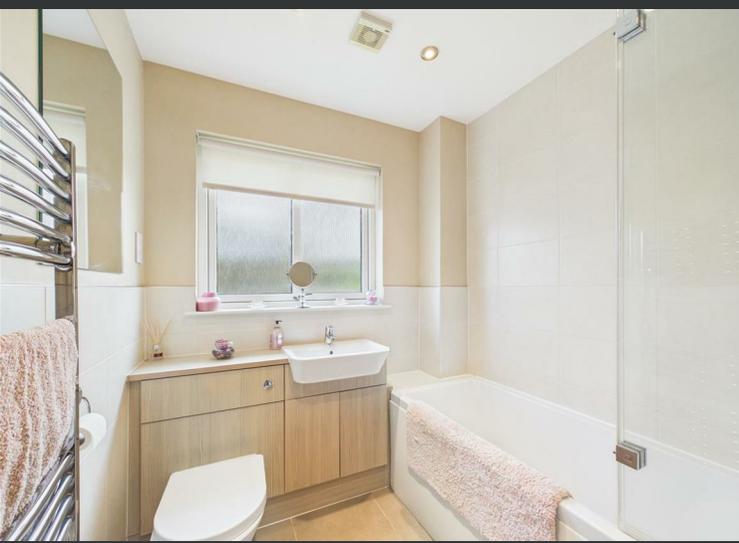


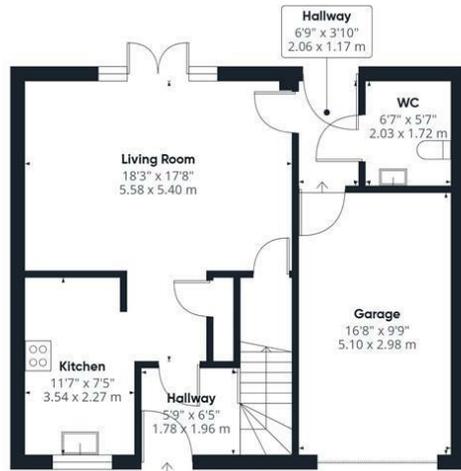


Location

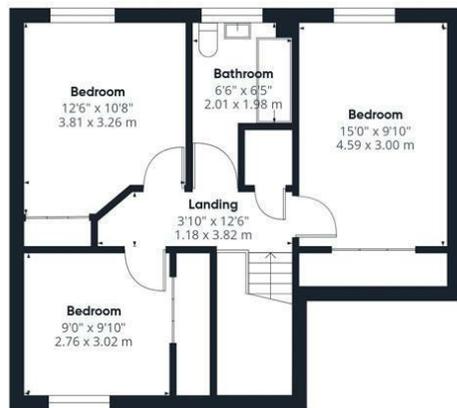
School Field Road is situated within a desirable modern development in Rattray, forming part of the twin burgh of Blairgowrie and Rattray. The area is popular with families thanks to its proximity to local primary and secondary schooling, parks and everyday amenities. Blairgowrie town centre is just a short distance away, offering a range of shops, supermarkets, cafés and leisure facilities. The surrounding countryside provides excellent opportunities for walking, cycling and outdoor pursuits, while good road links connect to Perth, Dundee and beyond, making the location ideal for commuters seeking a balance between town convenience and scenic surroundings.







Ground floor



Floor 1



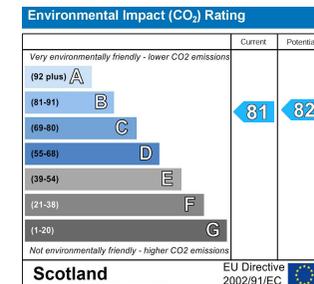
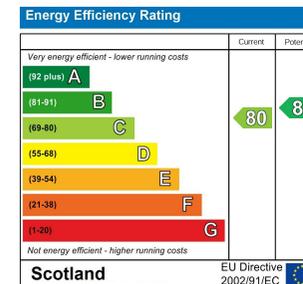
Approximate total area⁽¹⁾

1180 ft²
109.5 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.

GIRAFFE360



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@wearepossible.co.uk

wearepossible.co.uk

