



17 Honeyberry Drive, Rattray, PH10 7RB
Offers over £175,000





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- Two-bedroom semi-detached bungalow
- Modern fitted kitchen
- Well-maintained front and rear gardens
- Driveway and detached garage
- Double glazing throughout
- Spacious and bright living room
- Stylish contemporary bathroom
- Large rear patio area
- Gas central heating
- Quiet and desirable residential location

Situated within a peaceful and sought-after residential area of Ratray, this beautifully presented two-bedroom semi-detached bungalow offers spacious, modern accommodation ideally suited to downsizers, first-time buyers, or those seeking single-level living.

The property opens into a welcoming hallway providing access to all accommodation. The bright and generously proportioned living room enjoys a large front-facing window allowing excellent natural light, creating a warm and comfortable living space. The contemporary fitted kitchen features a range of modern wall and base units, and ample workspace, with direct access to the rear garden. There are two well-sized double bedrooms, both finished in neutral décor and offering comfortable accommodation. The stylish bathroom has been upgraded to a high standard and includes a modern three-piece suite with shower over bath and contemporary tiling. Externally, the property benefits from attractive, well-maintained gardens to the front and rear, including a large patio area ideal for outdoor dining and entertaining. A driveway to the side provides off-street parking and leads to a detached garage. Further benefits include gas central heating, double glazing, excellent storage, and a quiet yet convenient location close to local amenities and transport links within Blairgowrie and the surrounding area.



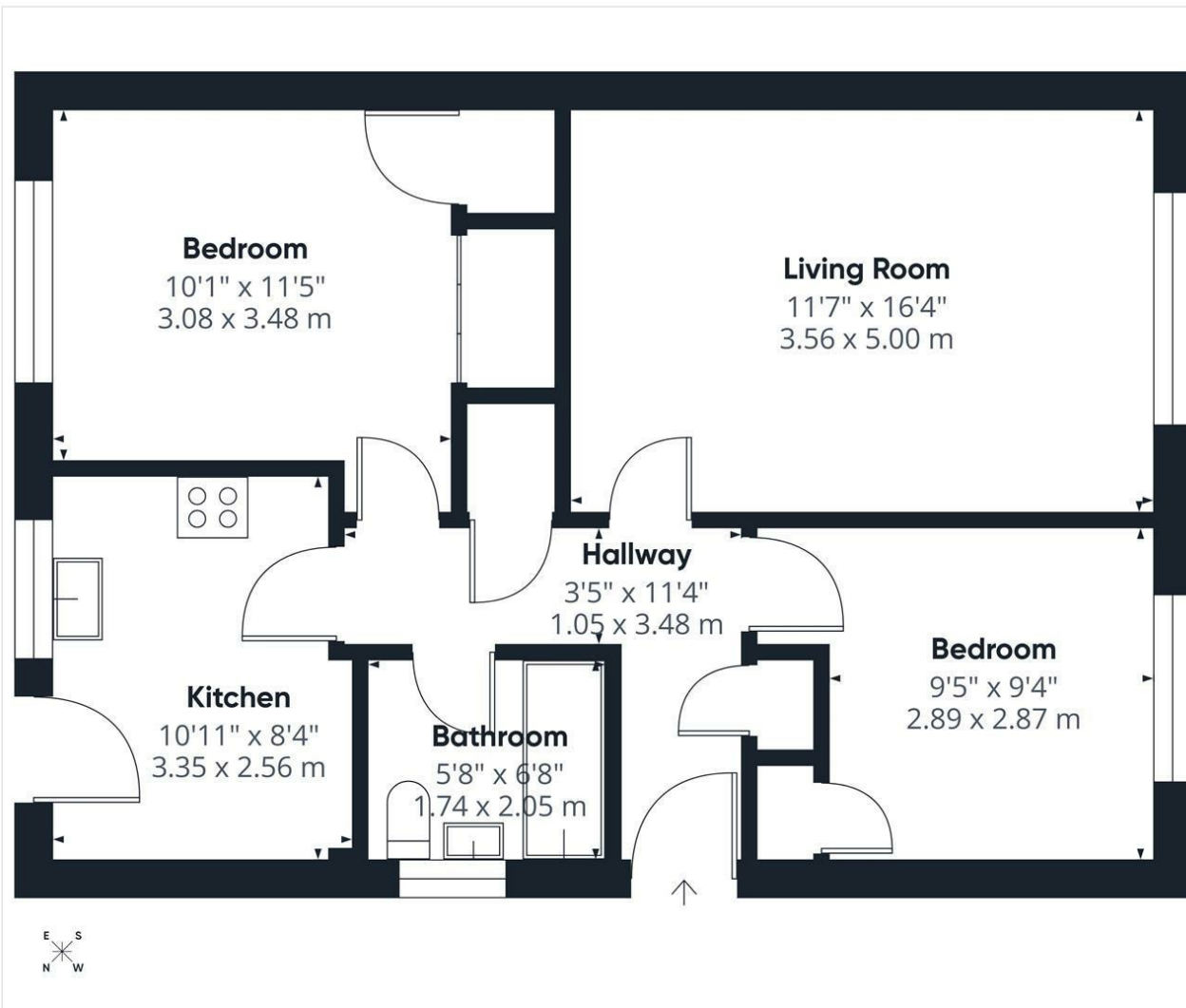


Location

Honeyberry Drive is located within the popular residential area of Rattray, adjoining the vibrant town of Blairgowrie in Perthshire. The area offers an excellent range of local amenities including supermarkets, independent shops, cafés, restaurants, healthcare facilities, and schooling. Blairgowrie is well known for its scenic surroundings and access to outdoor pursuits including walking, cycling, fishing, and golfing. Excellent transport links provide convenient access to Perth, Dundee, and the wider central Scotland road network, making the area ideal for commuters. The nearby countryside and riverside walks further enhance the appeal of this peaceful and highly desirable location for a range of buyers.





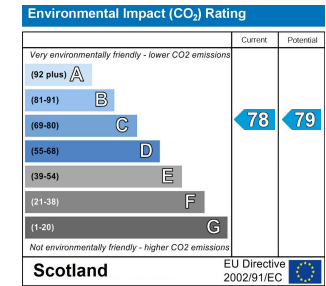
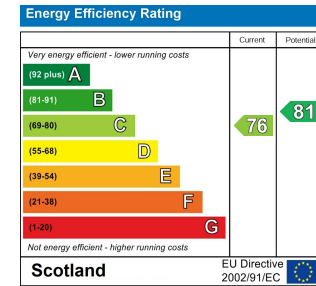
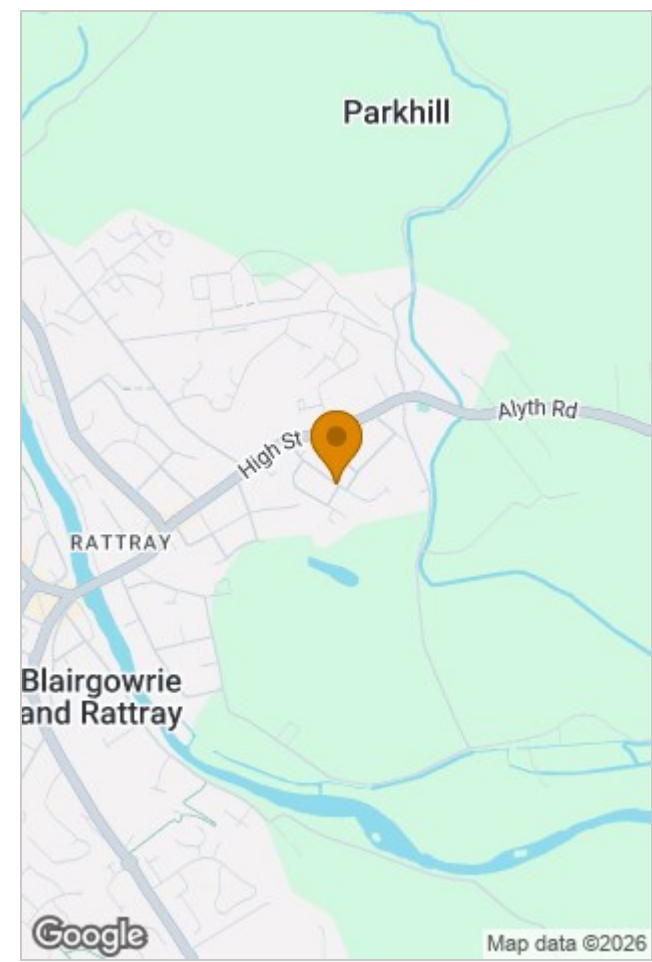


Approximate total area⁽¹⁾
645 ft²
59.9 m²

(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.

