



19 School Field Road, Rattray, PH10 7FD
Offers over £163,000





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- Modern semi-detached villa
- Spacious living room
- Double glazing
- Attractive rear garden
- Move-in condition
- Two double bedrooms
- Gas central heating
- Parking for two cars
- Very energy efficient
- Stylish kitchen

This modern semi-detached home is located on School Field Road in the picturesque village of Rattray next to Blairgowrie. This attractive 2 bedroom property is offered in move-in condition, perfect for those looking to settle in without the hassle of renovations.

Upon entering, you are greeted by a spacious living room that offers ample room for both relaxation and dining. With two double bedrooms, this home is ideal for a small family, couples or those seeking a guest room or home office. The property features a low maintenance rear garden, providing a tranquil outdoor space for gardening enthusiasts or those who enjoy al fresco dining. Additionally, the parking space for two vehicles ensures convenience for homeowners with multiple cars or guests. One of the standout features of this home is its energy efficiency, which not only benefits the environment but also helps in reducing utility bills, making it an attractive choice for eco-conscious buyers. Overall, this property on School Field Road offers a perfect blend of comfort, convenience, and efficiency, making it a wonderful place to call home.

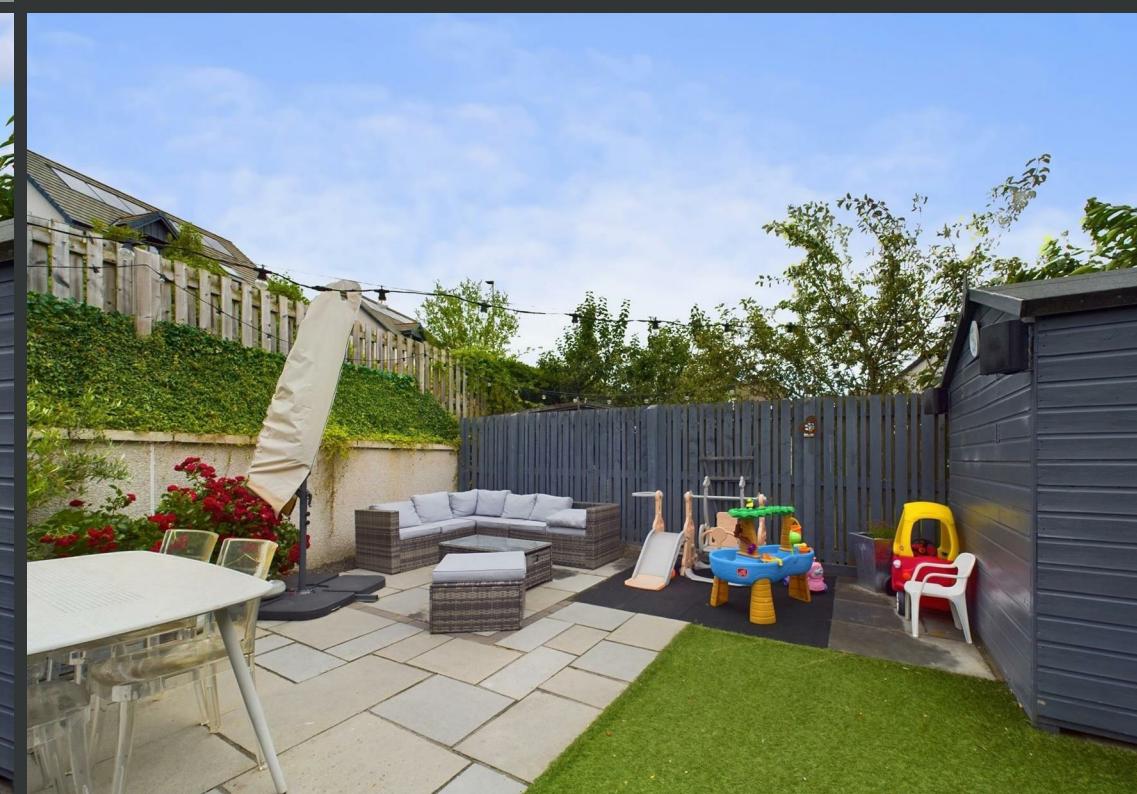


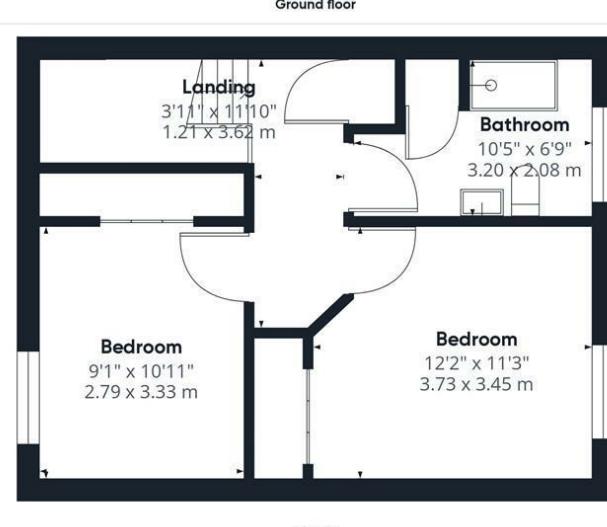


Location

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⁾

819.13 ft²

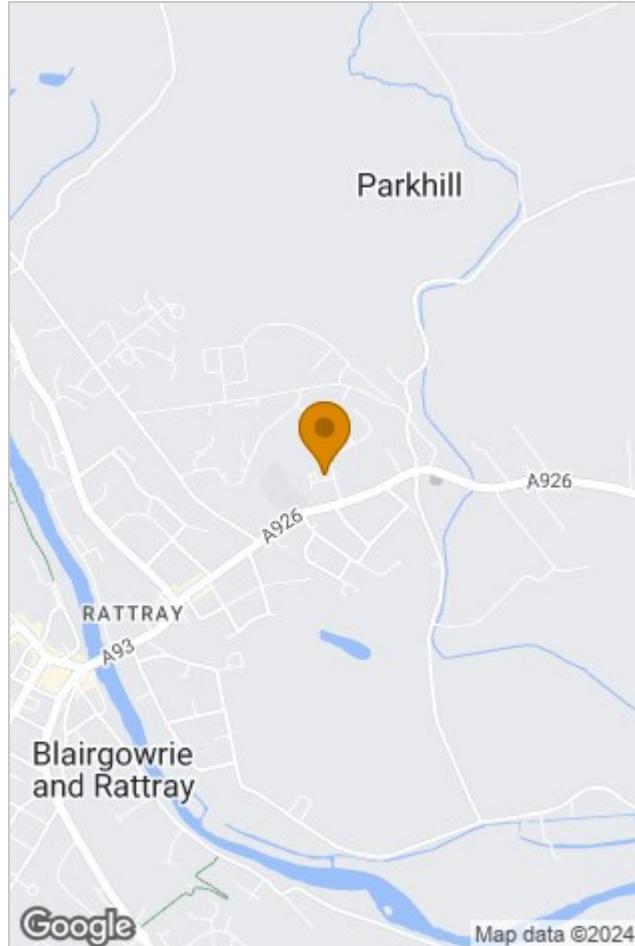
76.1 m²

(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		91
(81-91) B	79	
(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		91
(81-91) B	80	
(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.