



THISTLE COTTAGE, BALMORAL ROAD, RATTRAY, BLAIRGOWRIE, PH10 7AE.

- HALL
- LOUNGE
- DINING ROOM
- KITCHEN
- 3 DOUBLE BEDROOMS
- BATHROOM
- GAS CENTRAL HEATING
- PARTIAL DOUBLE GLAZING
- GARDENS

Traditional built cottage which offers spacious living accommodation on two levels and is suitable for family living. The property is in need of refurbishment and upgrading which is reflected in the asking price. Many of the original features have been retained which adds character to this early 19th century home. Conveniently situated for all amenities which are within walking distance. Viewing therefore recommended.

OFFERS OVER £120,000 ARE INVITED

HALL 3.61m x 1.5m	Entered into through a hardwood door with ornate glass insert. Original cornice. Radiator. Laminate wood flooring.
LOUNGE 3.64m x 4.96m	Front facing room with original cornice. Rear facing deep sill double glazed window. Front facing double glazed window with garden outlook. Shelved alcove with storage below. Radiator. Laminate wood flooring.
DINING ROOM 3.62m x 2.72m	Good sized room with open staircase to upper level. Rear facing single glazed window. Storage cupboard. Radiator. Heating control panel. Steps up to the kitchen.
KITCHEN 2.84m x 1.10m	Double aspect sash and case windows offering an abundance of natural light. Wood base and wall units with contrasting worktop and tiling. Cream sink. Stacking double oven and gas hob. Plumbing for washing machine. Radiator. Gas boiler. Tiled floor. Door leading out to the rear garden.
	Open stairway from dining room with gallery upper landing.
UPPER LANDING	Galley landing with rooms leading off. Coombed ceiling. Double glazed front facing window. Smoke detector. Access to the loft. Radiator.
BEDROOM 1 4.94m x 3.61m	Generously sized room with original cast iron fireplace and wood surround. Original cornicing. Front facing double glazed window. Storage cupboard. Radiator. Laminate flooring.
BEDROOM 2 3.66m x 4.93m	Coombed ceiling. Front facing double glazed window. Wood fire surround. Radiator. Access door to eaves.
BEDROOM 3 3.66m x 4.93m	Coombed ceiling. Wood fire surround. Front facing double glazed window. Radiator.
BATHROOM 3.53m x 1.57m	Fresh with three piece white suite. Triton electric shower over bath. Tiled bath area. Wood lined ceiling and walls. Shaver socket. Spotlights. Radiator.
OUTSIDE	Walled front garden with gate. The front area of the house is laid to lawn. The rear garden is mainly laid to lawn with a patio and pebbled area. Part walled and fenced perimeter.
COUNCIL TAX	Band C
VIEWING	Contact the selling agents for an appointment to view.

IMPORTANT NOTE

These particulars have been carefully prepared for the guidance of prospective purchasers but their accuracy is not guaranteed. The measurements stated are based on an electronic measuring device and a slight margin of error is possible. Where precise room measurements are essential, prospective purchasers should check such measurements prior to submission of an offer.

Any detail of these particulars can be clarified prior to viewing particularly for those travelling a significant distance.

Only prospective purchasers who have noted an interest through a Scottish solicitor will be advised of any closing date for offers.