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21 Honeyberry Drive, Rattray **Perthshire PH10 7RB**

Offers Around £230,000

- Luxury Detached Bungalow
- Quiet Residential Suburb
- Upgraded & Extended to High Standard
- Private, Low Maintenance Gardens
- Immaculate Condition
- Gas CH & Double Glazing
- Close to Open Countryside
- 5 Minutes to Town Centre
- 20 Minutes to Dundee & Perth
- 4 Double Bedrooms
- En Suite Master Bedroom
- Integral Garage & Driveway
- Spacious Sitting Room
- Modern Fitted Kitchen & Diner
- Solid Wood Doors & Facings
- Primary School 2 Minute Walk
- EPC Rating - C
- Ready for Early Entry

Viewing By Appointment:

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DESCRIPTION: This luxury, high quality, modern family home sits in a quiet residential suburb of Rattray, just a short walk from the local Primary School and Blairgowrie town centre. The property is spacious, in immaculate condition and has recently been extended and upgraded to a very high standard. A vestibule and hallway leads to a spacious lounge, the four bedrooms (one en suite), a family bathroom and a modern kitchen/diner extension. Patio doors from the kitchen open onto a secluded private garden with patio and BBQ area. To the front of the property there is a lawn and private driveway, leading to an integral garage. The house has an energy efficient combi boiler and is double glazed.

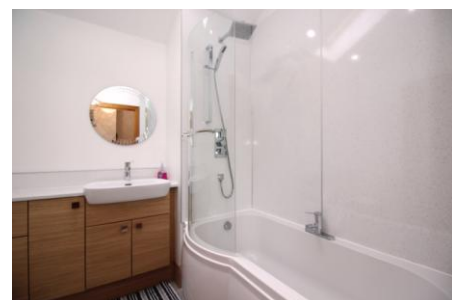
ENTRANCE & HALLWAY: Three steps lead up from the driveway to a secure and half glazed front door. This opens into a vestibule and then onto a hallway with laminate flooring leading to all the rooms. A side door opens into the spacious garage, the rear of which is used as a utility area. There are two storage cupboards in the hall and a hatch leads up to the attic.

SITTING ROOM: (4.7m x 4.1m) A bright and spacious room with fitted carpet and large picture window overlooking the front garden. There is a TV bracket on the wall and connections for satellite services.

KITCHEN - DINER: (3.4 x 6.2m) This room is in a recently built extension to the rear of the property. Here there are modern cream coloured wall and base units with block timber effect laminate worktops into which is set an electric four ring hob with filter extractor above. By the side window there is a 1½ stainless steel sink with an integral dishwasher below. On the other side there are integral double electric ovens and microwave, next to which is an integral fridge and freezer. The room is large and airy, with four Velux roof lights providing natural light. There is plenty of space for a family dining table and there is a lounge area next to a wall mounted TV point, with electric feature fireplace below. The same laminate flooring runs through from the hallway and there are several spotlights in the ceiling. Large double doors open out onto the rear garden patio and BBQ area.

FAMILY BATHROOM (2.4m x 2.1m) This is adjacent to the kitchen/diner. Here there is a white suite, a shower that runs from the combi boiler and a curved glass screen. The sink is set into a vanity unit, there is laminate flooring, wet wall around the bath, extractor fan and a Velux window in the ceiling.

MASTER BEDROOM-EN SUITE: (3.6m x 3m) Here there is a fitted carpet, wall mounted TV point and large window overlooking the front garden. Mirrored sliding doors open into separate built in wardrobes. The centre sliding door opens into a cleverly concealed en suite shower room, where there is a white suite, vanity unit and electric shower with a walk in glass shower enclosure. The walls are tiled, the floor is tiled and there is an extractor fan.



BEDROOM 2: (4.4m x 3m) With fitted carpet, built in double wardrobes with solid wood doors, wall mounted TV point and window overlooking the back garden.

BEDROOMS 3 & 4: (approx 3.4m x 2.3m) Both rooms have carpet, wall mounted TV points and windows overlooking the rear garden.

GARDENS & EXTERIOR: The property sits about half way along this quiet residential road on the left side and facing west. At the front to the left there is a lawn area and to the right a gravel driveway and path leads to the front door and garage. An up and over door opens into a deep single garage the far end of which is used as a utility area. There is also a side door that leads directly into the hallway. A gravelled path to the left of the house leads around to the back garden gate. The rear garden is enclosed by timber fences which makes it quite secluded. It is laid out with a low maintenance artificial lawn, small borders and a patio. Double doors open from the kitchen/diner and lead down some stone steps to a patio/BBQ area, a pleasant area to sit out and catch the evening sun. Behind this area is a handy timber garden shed.

LOCATION: Honeyberry Drive is situated in a small development of similar properties just off Rattray High Street, close to the new Community Campus and local Primary School. There are many lovely walks in the surrounding open countryside and Blairgowrie town centre, with all the main shops, restaurants and services is just a 5 minute stroll. Blairgowrie is a busy market town, in a pretty corner of East Perthshire, near the Highlands and popular with visitors coming to enjoy the golf, fishing, skiing and hill walking. Schools, a recreation centre and swimming pool are situated nearby too. There are Tennis, Rugby and Bowling clubs nearby and Rosemount championship golf courses are just a five minute drive. Yet the Town is only 20 minutes drive from Perth and Dundee and 90 minutes from Edinburgh and Aberdeen.

DIRECTIONS: From Dundee, follow A923 via Coupar Angus to Blairgowrie and Rattray High Street. From Perth follow A93 via Guildtown on to Rattray High Street. Turn right onto Honeyberry just after the Rattray school crossing lights. Alternatively, please follow the website link.

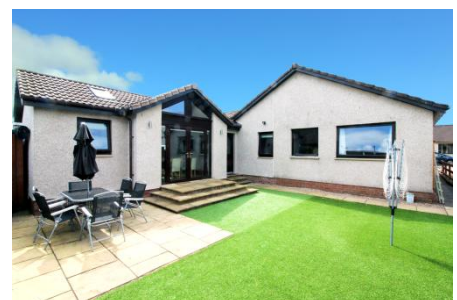
Viewing by appointment only through Adams Property:

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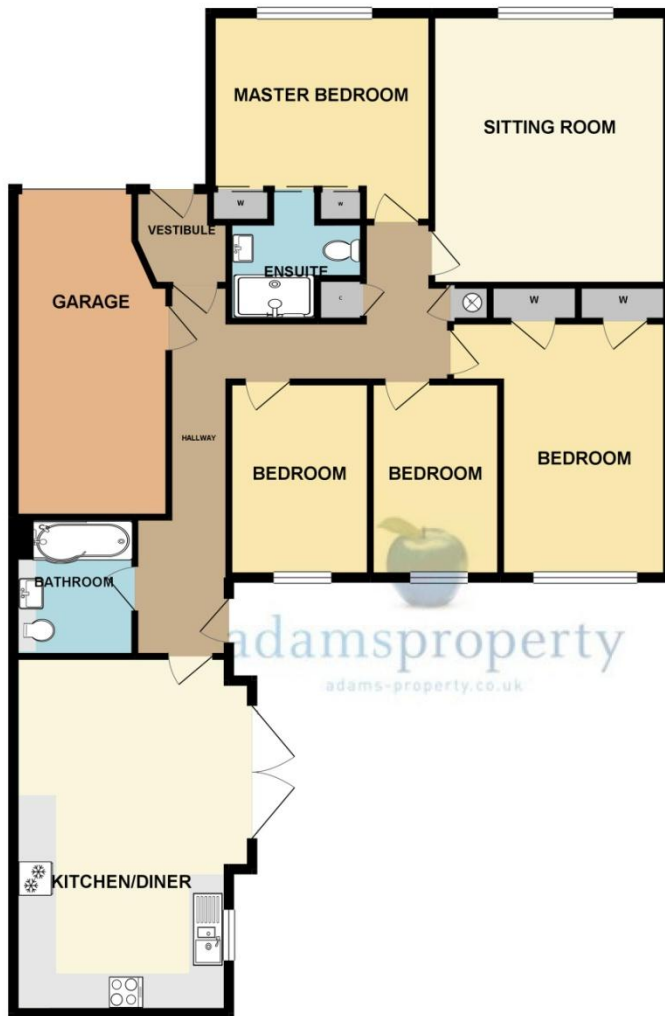
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Floorplan:

GROUND FLOOR 130.75 sq. m.
(1407.42 sq. ft.)



TOTAL FLOOR AREA : 130.75 sq. m. (1407.42 sq. ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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