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First Floor Apartments

Coralbank Terrace

Ratray

Blairgowrie

PH10 7EJ

Fixed Price

£120,000

These newly completed first floor apartments are located within a two storey development in a quiet residential area of Rattray. Offering well proportioned accommodation, the properties are modern and bright, each with a private drying area and parking.

Entering through the half glazed UPVC door leads to the entrance vestibule with a staircase to the property. The accommodation comprises: lounge, kitchen, two bedrooms and a bathroom, and benefits from gas central heating, double glazing and solar panels. Each property has a private drying area and an allocated parking space for one vehicle.

An ideal property for a first time buyer.

**Lounge** 14'9 x 11'10 (4.5 x 3.61)

With a feature bay window offering views to the front.

**Kitchen** 10'8 x 10'6 (3.25 x 3.2)

Fitted with a good selection of base and wall units, a gas hob, an electric oven, plumbing for a washing machine, space for other appliances and a rear facing window.

**Master Bedroom** 13'3 x 10'6 (4.04 x 3.2)

With double fitted wardrobes with mirror fronted doors and a rear facing window.

**Bedroom Two** 14'5 x 8'2 (4.4m x 2.5m)

Offering views to the front, this room has double built-in wardrobes with mirror fronted doors.

**Bathroom** 8'6 x 6'7 (2.59 x 2.01)

Fitted with a white, w.c., wash hand basin and bath with a plumbed-in shower above, and a rear facing opaque window.



- New Build First Floor Flat
- Lounge
- Kitchen
- 2 Bedrooms
- Bathroom
- GCH & DG
- Allocated Parking Space
- Private Garden Area
- EPC Rating B
- Council Tax Band C

2x  1x  1x 

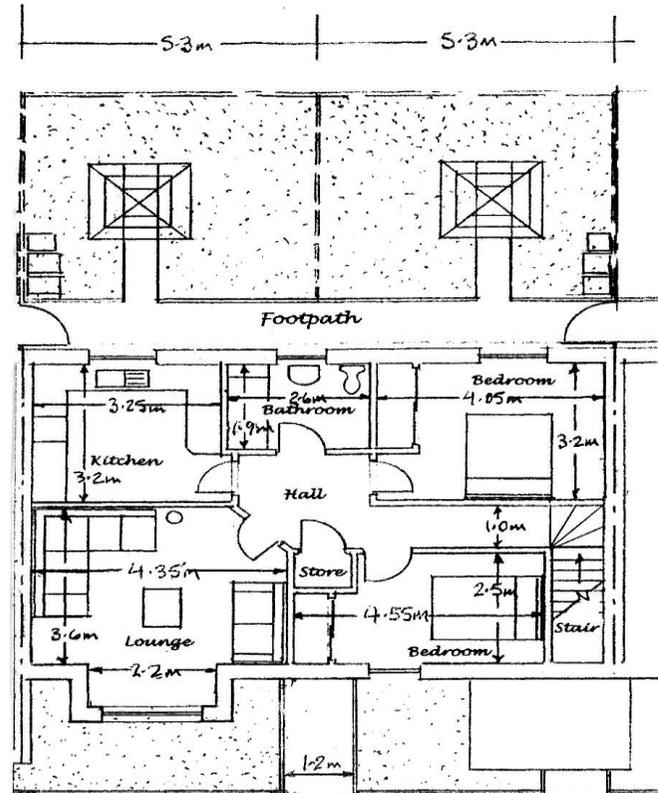


### Directions:

From Blairgowrie Wellmeadow travel over the bridge, continue up Boat Brae and take the next turning on the left on to Balmoral Road. Take the second turning on the right into Coralbank Terrace where the property can be found on the right within a two storey development.

### Viewing Arrangements:

Contact the sole selling agent by telephoning 01250-870006 to arrange an appointment.



### 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.

### CONTACT DETAILS

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