

Simple Approach



**Forebank South Street, Rattray
Perthshire PH10 7BY**

Offers over £99,950

Simple Approach are delighted to welcome this stunning Three Bedroom Maisonette Apartment to the Perthshire market. This Property is in immaculate condition throughout, set in the heart of the peaceful area of Rattray near Blairgowrie. This good-sized property comprises; a bright and spacious lounge, a modern fitted kitchen, 3 good sized double bedrooms with ample fitted storage, a stylish bathroom with shower facility over the bath. Boasting sought-after features such as electric central heating and double glazing, this property lends itself to a wide range of buyers due to its immaculate condition and would be the ideal purchase for any first time buyer or investor. This property has off street parking to the front and close to all local amenities found in the nearby Town of Blairgowrie & Rattray, which boasts a host of shops, restaurants and cafes all very close to hand. Viewing is essential to appreciate the quality of home on offer, as well as the superb location.

Kitchen

11'1" x 10'0" (3.38 x 3.07)

Living Room

10'0" x 11'1" (3.07 x 3.39)

Bathroom

7'9" x 8'4" (2.37 x 2.56)

Bedroom

10'0" x 7'10" (3.06 x 2.41)

Bedroom

7'2" x 12'9" (2.19 x 3.91)

Living Room

12'11" x 13'7" (3.94 x 4.16)

Vestibule

3'0" x 3'8" (0.92 x 1.13)

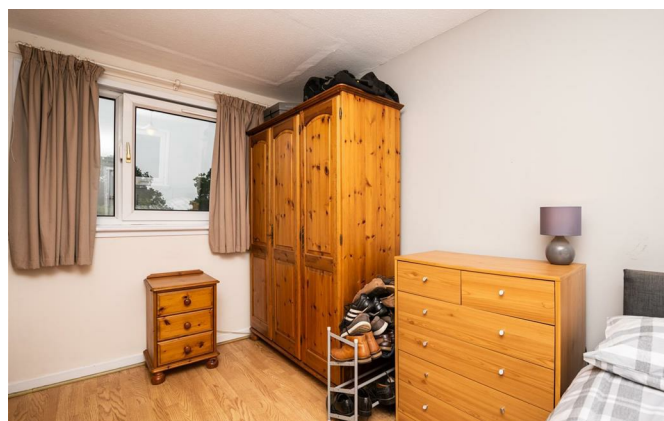
Location

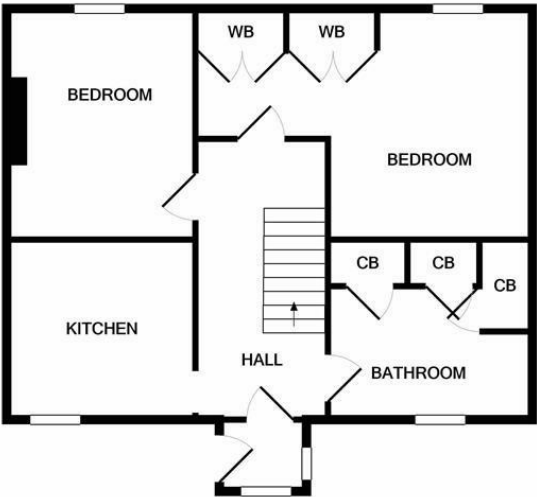
The small Town of Rattray, Blairgowrie is host to a variety of amenities such as large supermarkets, restaurants and a wide range of High Street shopping. Blairgowrie & Rattray are perfectly situated for those looking to be within close commuting distance to both Perth & Dundee, allowing the purchaser of this fabulous home all of the benefits of a countryside location without falling off the beaten track.



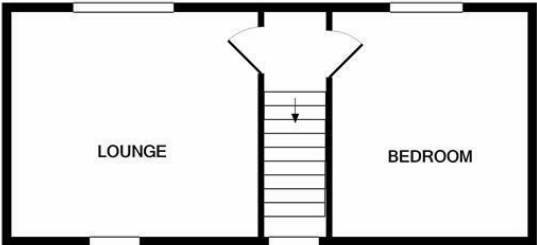


- Great Location Close To All Amenities
- Electric Central Heating
- Double Glazing
- Spacious Rooms Throughout
- Close To All Local Amenities
- Great Local School Nearby





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	36	
(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		
(81-91) B		
(69-80) C		
(55-68) D		52
(39-54) E	36	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland EU Directive 2002/91/EC		