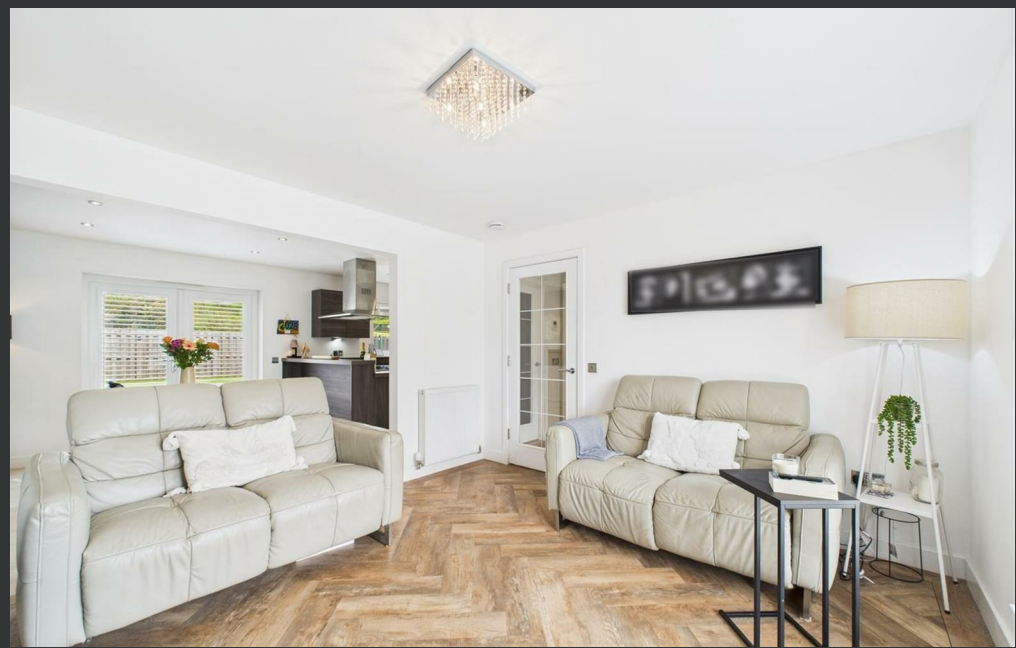
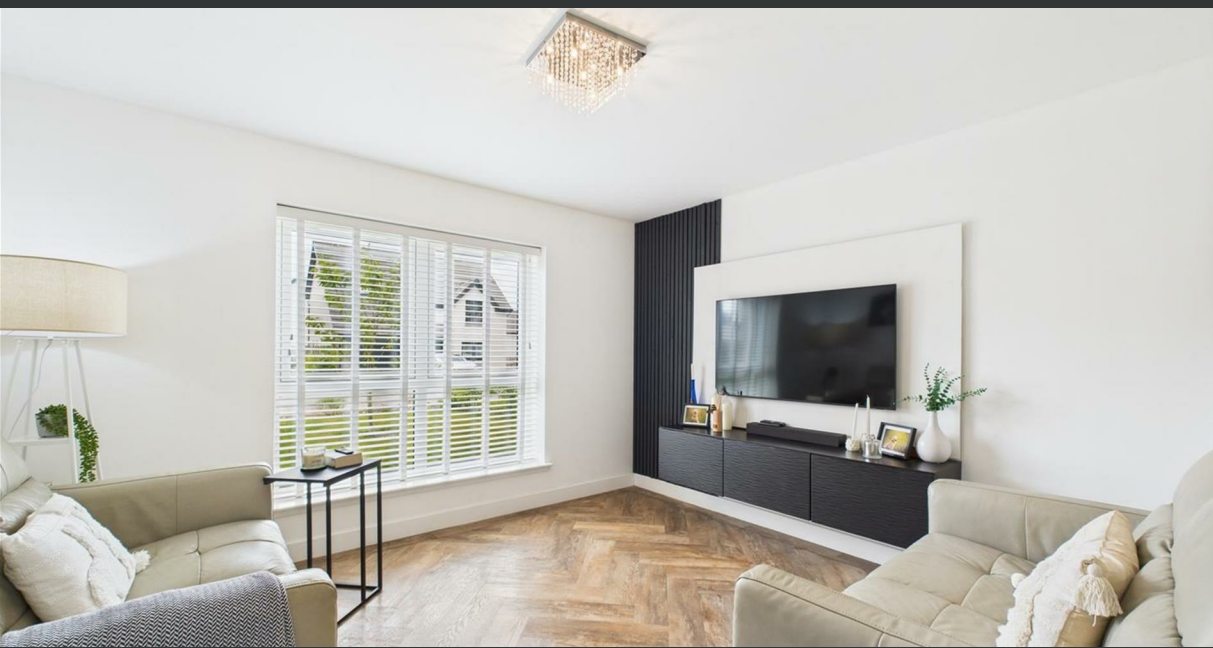




87 Douglas Davidson Drive, Blairgowrie, PH10 7FG
Offers over £275,000





87 Douglas Davidson Drive Blairgowrie, PH10 7FG

- Sought-after development
- Stylish master bedroom with ensuite
- Open-plan kitchen/diner with French doors
- Family bathroom and ground floor WC
- Ample off-street parking
- Modern 4 double bedroom home
- Bright lounge with herringbone flooring
- Newly renovated kitchen with ample units & instant boiling water tap
- Utility room and integral garage
- Private rear garden

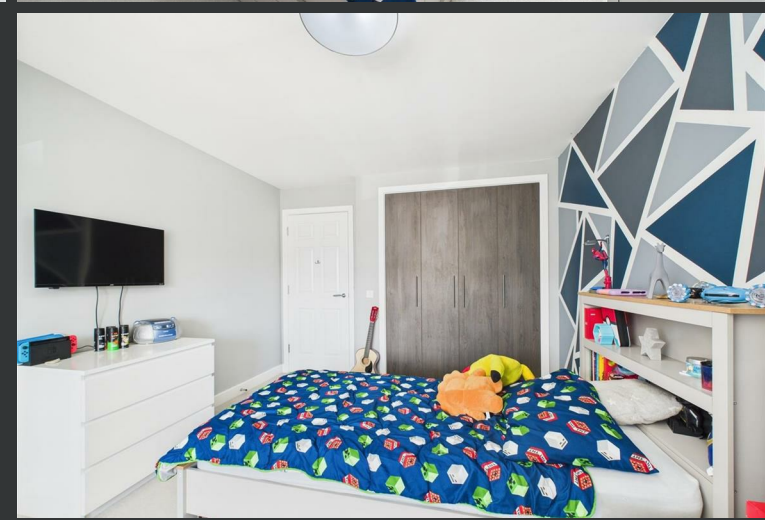
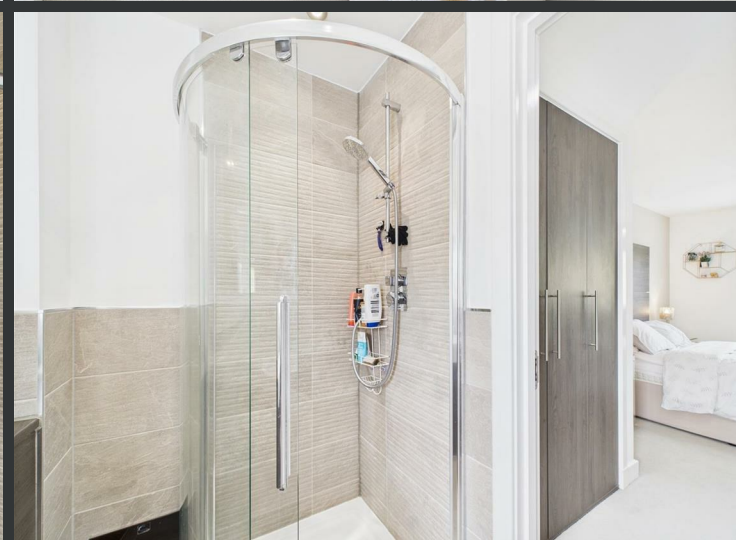
Stylish, spacious and move-in ready – this modern 4 double bedroom detached family home offers superb family living area in a sought-after development. Beautifully presented throughout, it blends contemporary finishes, practical comfort, ideal for today's lifestyle.

Step into a welcoming hallway leading to a generous lounge with herringbone flooring and a bright, airy feel. The heart of the home is the open-plan kitchen/diner, which has been thoughtfully upgraded with high-spec finishes, including an instant boiling water tap, integrated appliances (oven, microwave, dishwasher), and enhanced storage. French doors lead to the rear garden. A separate utility room, guest WC and integral garage – with a building warrant for potential conversion – add further flexibility. Upstairs, the main bedroom boasts fitted wardrobes and a stylish ensuite. Three additional double bedrooms provide space for family, guests, or home working. A sleek family bathroom completes the upper floor. A major benefit is the hybrid heating system, combining gas central heating with an energy-efficient air source heat pump, ensuring warmth and sustainability year-round. The property also includes the remainder of a 10-year NHBC warranty (6 years remaining).

Externally, the property enjoys an extended monoblock driveway and a fully enclosed rear garden featuring lawn, patio, and gravel areas – perfect for relaxing or entertaining. Tucked away in a peaceful residential spot yet close to Blairgowrie amenities, this is a fantastic opportunity for families or anyone seeking space and style in a well-connected community.

Offers over £275,000

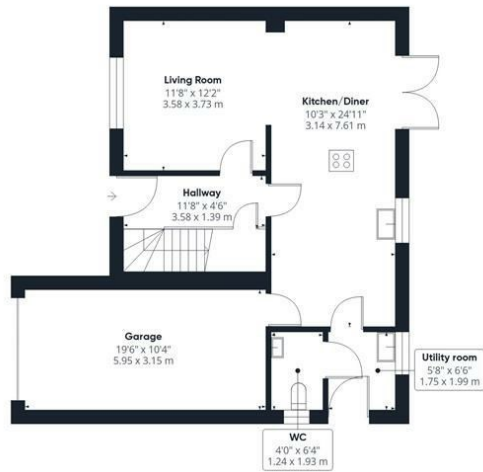




Location

Ratray is a peaceful residential suburb of Blairgowrie, set on the edge of stunning Perthshire countryside. It offers a welcoming community vibe while being just minutes from Blairgowrie's bustling town centre, with shops, cafes, schools, and leisure facilities all within easy reach. Outdoor lovers are well catered for, with nearby walking and cycling routes, golf courses and the popular Glenshee ski resort. Ratray is ideal for families and commuters alike, offering excellent road links to Perth, Dundee and beyond while retaining a tranquil, semi-rural feel.





Ground floor



Floor 1

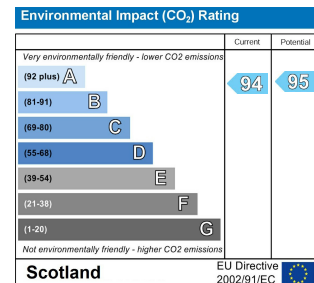
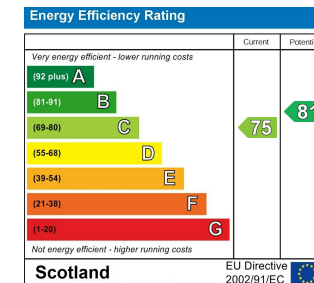


Approximate total area⁽¹⁾
1445 ft²
134.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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.

