



29 Honeyberry Crescent, Rattray, PH10 7RD
Offers over £187,500



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- Stylish 3-bedroom semi-detached villa
- Spacious and bright living room
- Family bathroom plus ground floor WC
- Gas central heating & double glazing
- Quiet residential cul-de-sac setting
- Contemporary dining kitchen
- Principal bedroom with modern en-suite
- Enclosed rear garden with patio area
- Private driveway with parking for two cars
- Ideal for families, first-time buyers, or couples

Set within a quiet residential cul-de-sac, this beautifully presented three-bedroom semi-detached villa offers stylish, modern living ideal for first-time buyers, young families or those looking to downsize. Immaculately maintained throughout, the property benefits from tasteful upgrades and a welcoming layout.

Upon entry, you're greeted by a bright hallway with WC and storage space, leading into a generously sized lounge filled with natural light. The heart of the home is the impressive dining kitchen, fitted with sleek, contemporary units and ample room for family dining. French doors open onto a fully enclosed rear garden, offering a secure and private outdoor space perfect for entertaining or letting the wee ones play safely. Upstairs are three well-proportioned bedrooms, all freshly decorated with neutral tones. The principal bedroom enjoys the added luxury of a modern en-suite shower room, while a family bathroom completes the upper level. Gas central heating and double glazing ensure year-round comfort, and the property also benefits from private parking to the front. With its peaceful setting, excellent condition, and convenient access to local amenities, this home is ready for its next chapter.

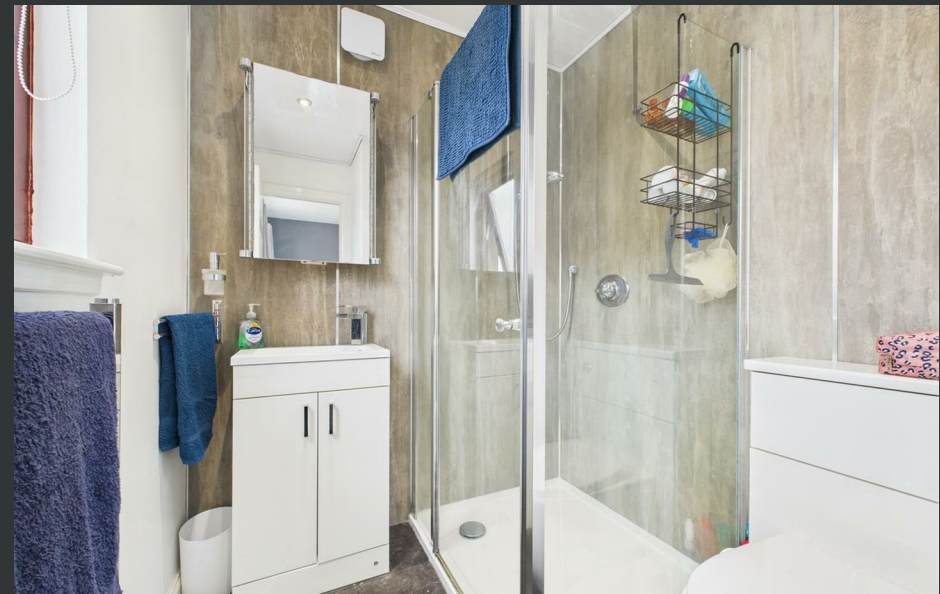
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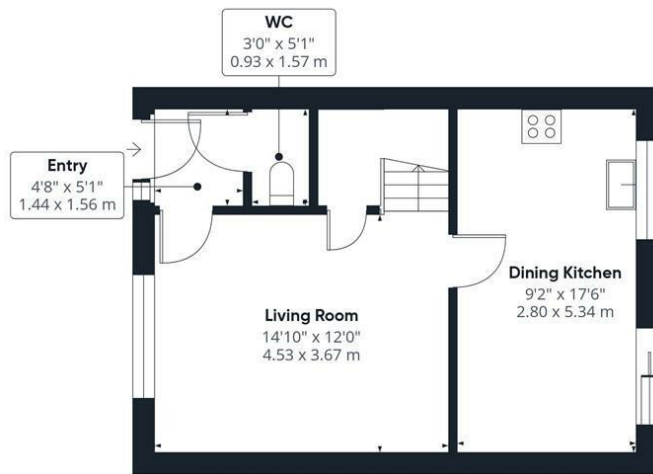


Location

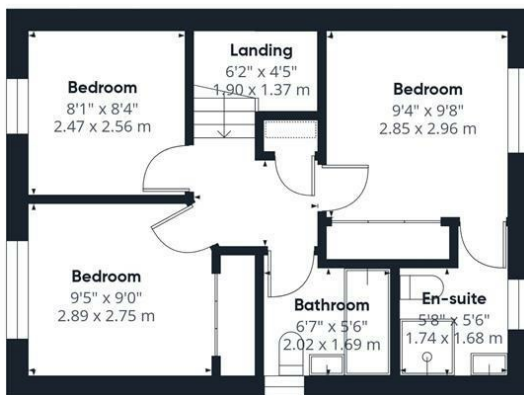
Rattray is a desirable residential area just across the River Ericht from Blairgowrie, offering a perfect blend of peaceful living and convenient amenities. The area boasts reputable primary and secondary schools, a range of local shops, cafés, and leisure facilities, all within easy reach. Surrounded by beautiful countryside, it's ideal for outdoor enthusiasts, with scenic walking routes and golf courses nearby. Excellent transport links provide quick access to Perth, Dundee and beyond, making it an ideal base for commuters. Whether you're raising a family or seeking a quieter pace of life, Rattray combines small-town charm with practical convenience.







Ground floor



Floor 1

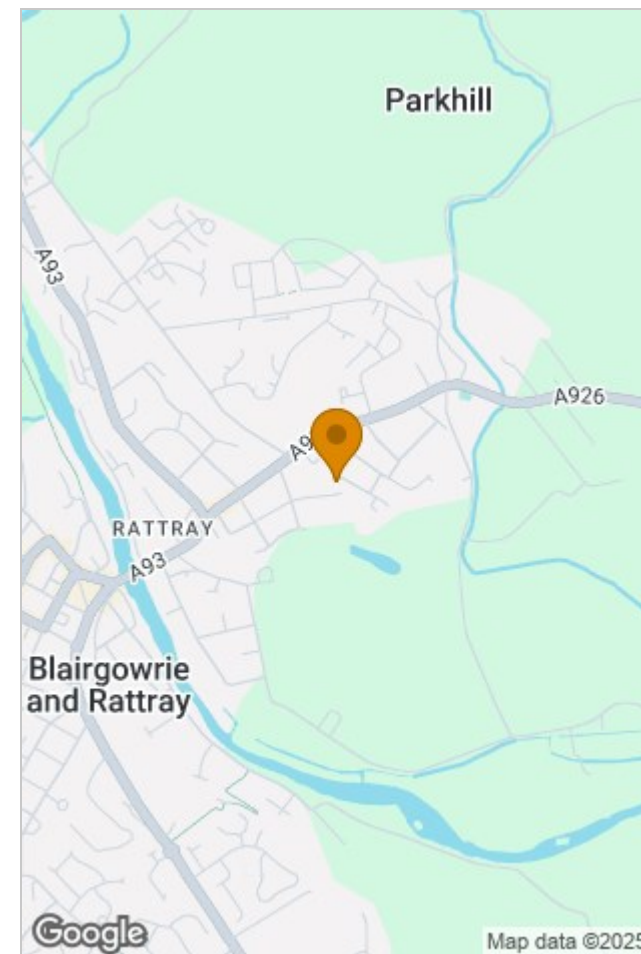
Approximate total area⁽¹⁾



801 ft²
74.4 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.

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Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	78	83	<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	81	82
<p>Scotland</p> <p>EU Directive 2002/91/EC</p> 			<p>Scotland</p> <p>EU Directive 2002/91/EC</p> 		

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.

Inveralmond Business Centre 6 Auld Bond Road, Perth, Perthshire, PH1 3FX

T. 01738 260 035 | hello@wearepossible.co.uk

wearepossible.co.uk

