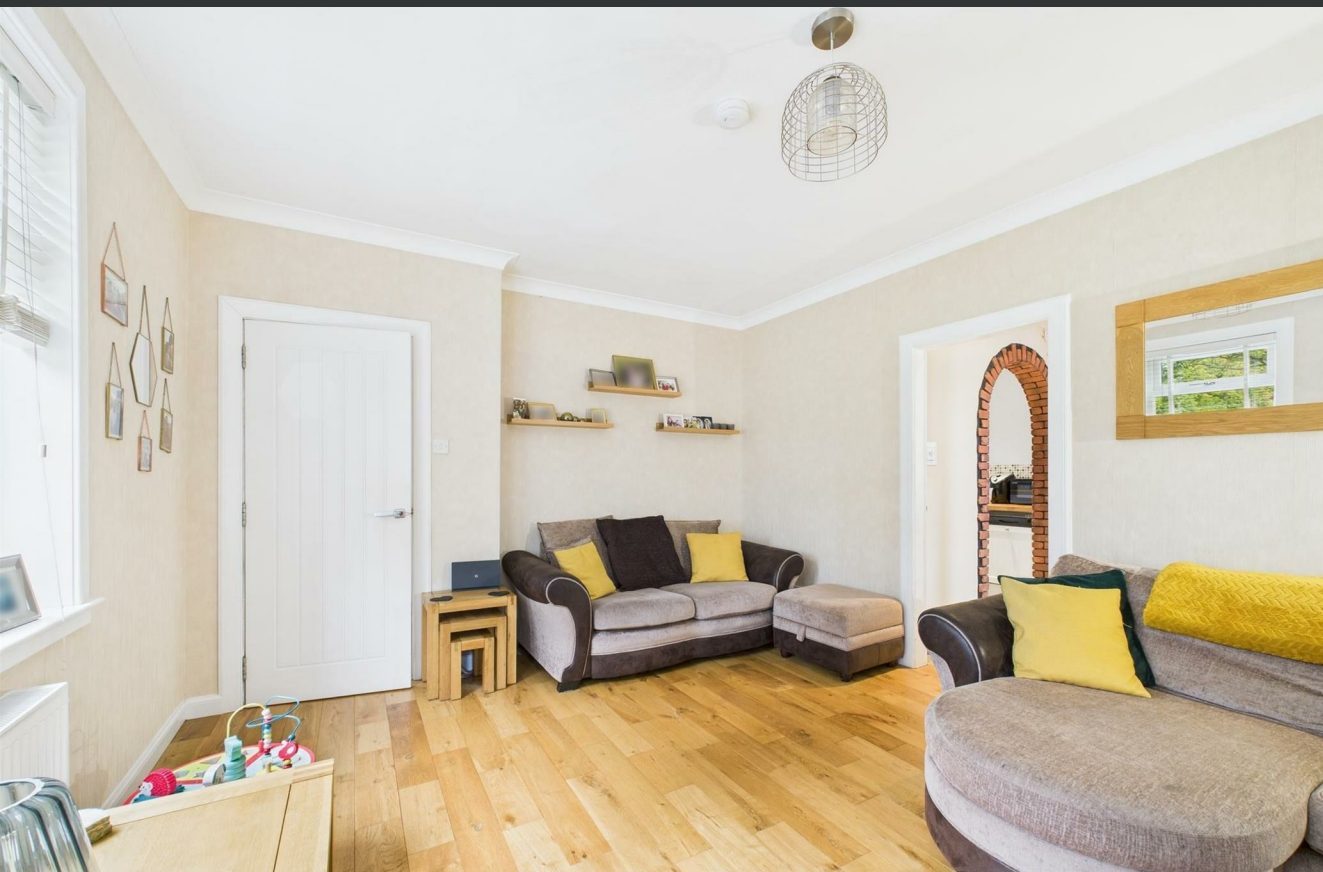




4 Ashgrove Terrace, Blairgowrie, PH10 7ET
Offers over £147,500



4 Ashgrove Terrace Blairgowrie, PH10 7ET

- Three-bedroom end-terrace home
- Modern kitchen with dining area
- Stylish family bathroom with three-piece suite
- Generous enclosed garden with lawn and patio
- Attractive views to front
- Bright lounge with wood-burning stove
- Two double bedrooms plus attic bedroom
- Beautiful décor throughout
- Gas central heating & double glazing
- Peaceful yet well-connected location

4 Ashgrove Terrace is a beautifully presented three-bedroom end-terrace villa, set within a peaceful and sought-after location in Rattray. This charming home offers an ideal blend of period character and modern comfort, featuring spacious living areas over three floors, tasteful décor, and some lovely open views.

The ground floor comprises a welcoming hallway leading to a bright and spacious lounge, complete with a feature wood-burning stove and attractive flooring. The modern kitchen is fitted with shaker-style units flowing into a dining area with a door opening directly to the garden - perfect for family dining and entertaining. Upstairs, there are two well-proportioned double bedrooms and a stylish family bathroom with a three-piece suite. The top floor hosts the third bedroom, a bright and versatile space that could serve as a home office or playroom. Externally, the property benefits from a generous, fully enclosed garden with lawn, patio, summer house, and play area, providing excellent outdoor space for families and pets. Plenty of on-street parking is available to the front and side. With its spacious layout, tasteful finishes, and desirable position within easy reach of Blairgowrie's amenities, this is a fantastic home ready to move straight into.

Offers over £147,500



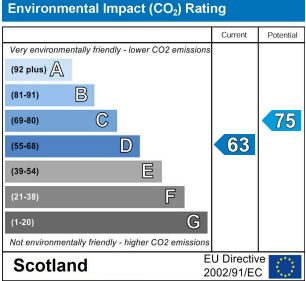
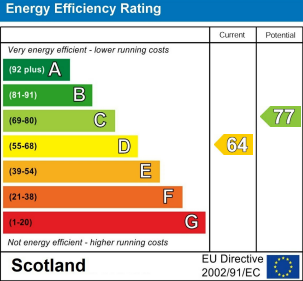


Location

Rattray sits across the River Ericht from Blairgowrie, one of Perthshire's most desirable small towns. The area offers excellent local amenities, including shops, supermarkets, schools, and leisure facilities. Outdoor enthusiasts will appreciate nearby countryside walks, cycling routes, and access to the scenic Cateran Trail. Blairgowrie Golf Club and Glenshee ski slopes are also within easy reach. Regular bus routes connect Rattray to Perth and Dundee, while road links provide straightforward commuting to major cities. Combining rural tranquillity with modern convenience, Rattray offers an excellent lifestyle for families, professionals, and anyone seeking a relaxed pace of life in beautiful surroundings.







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.