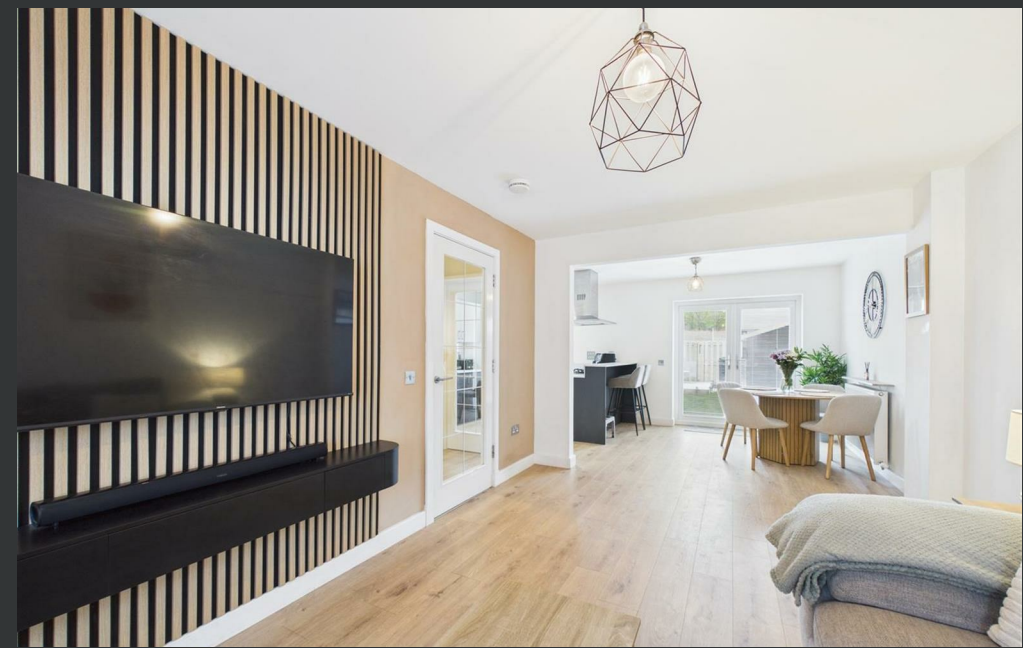




7 Lornty Place, Blairgowrie, PH10 7FF
Offers over £207,500





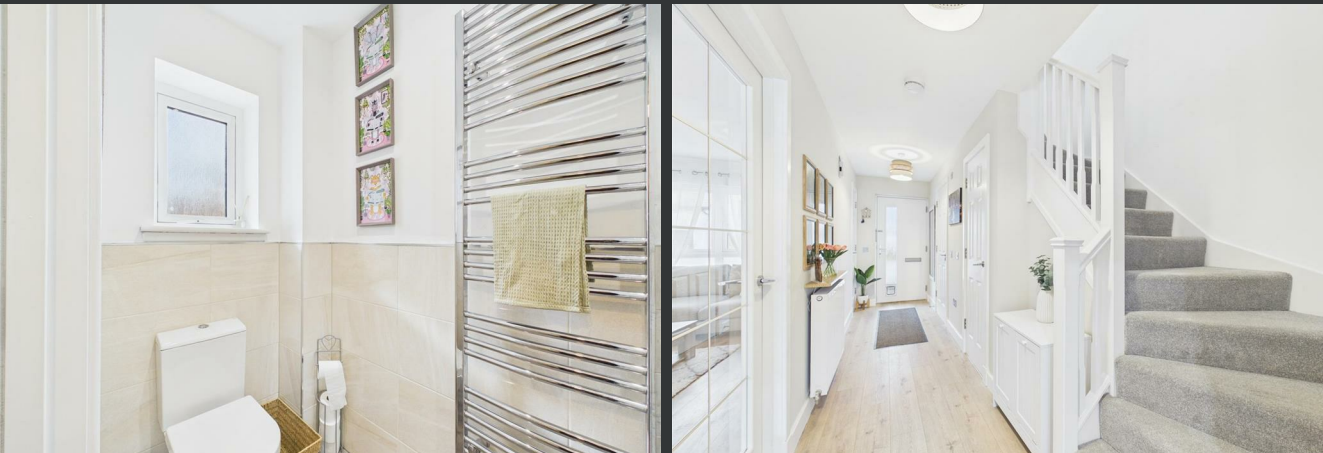
7 Lornty Place Blairgowrie, PH10 7FF

- Three-bedroom semi-detached home
- Contemporary fitted kitchen with integrated appliances
- Downstairs WC
- Well-proportioned bedrooms
- Driveway for off-street parking
- Modern open-plan kitchen and living area
- Bright and spacious living space with garden access
- Modern family bathroom with shower over bath
- Private enclosed rear garden with decking
- Popular residential location

This beautifully presented three-bedroom semi-detached home offers stylish and modern accommodation, ideal for families, first-time buyers or those seeking a move-in ready property within a popular residential development.

The ground floor features a bright and spacious open-plan kitchen and living area, forming the heart of the home. The contemporary kitchen is fitted with sleek units, integrated appliances and ample worktop space, while the living area provides a comfortable setting for relaxing and entertaining, with direct access to the rear garden via patio doors. A convenient WC is also located on this level. Upstairs, the property offers three well-proportioned bedrooms, including a generous principal bedroom and two further rooms suitable for family living, guests or home working. The modern family bathroom is finished to a high standard with a shower over bath. Externally, the property benefits from a private, enclosed rear garden with lawn and decking area, ideal for outdoor dining and leisure. To the front, there is a driveway providing off-street parking. This attractive home combines modern design with practical living space in a sought-after location.

Offers over £207,500

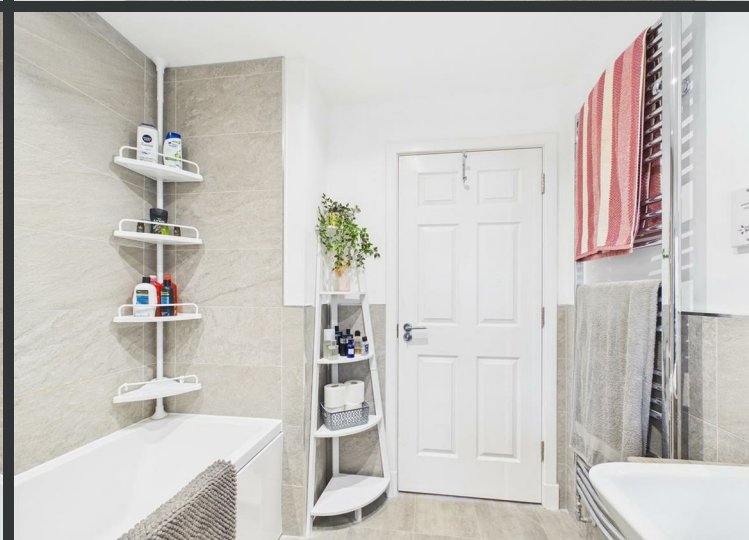
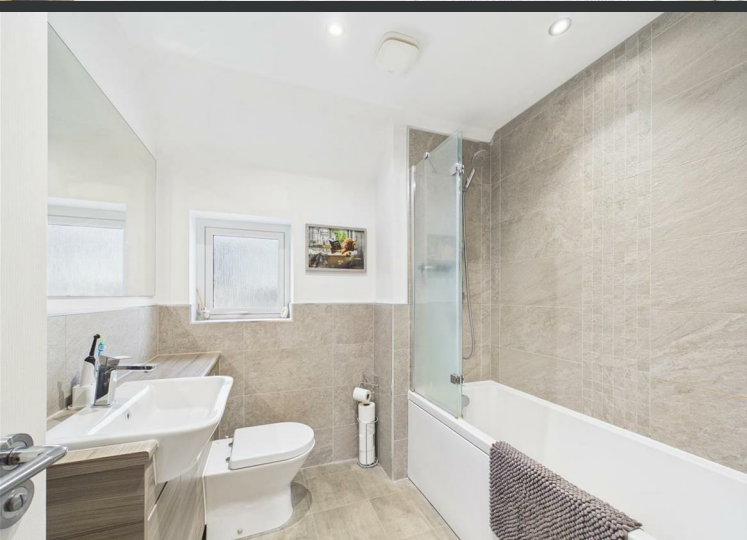




Location

Lornty Place is located within the desirable area of Rattray, adjacent to the popular town of Blairgowrie in Perthshire. The area offers a range of local amenities including shops, supermarkets, cafés, schools and leisure facilities. Blairgowrie is well known for its scenic surroundings, sitting on the banks of the River Erich and providing access to beautiful countryside, walking routes and outdoor pursuits. The location offers good transport links to Perth, Dundee and further afield, making it ideal for commuters. Combining a peaceful residential setting with convenient access to amenities, Rattray is a highly sought-after place to live.







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

GIRAFFE360



	Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (11-20) G <i>Not energy efficient - higher running costs</i>	79	84

Scotland

EU Directive 2002/91/EC



Please contact our Perth Office on 01738 260 035
if you wish to arrange a viewing appointment for this property or require further information.

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