





Enjoying a peaceful riverside setting on a quiet no-through road in Alyth, surrounded by open rolling countryside, this two-bedroom, semi-detached house enjoys light-filled, spacious interiors and desirable open-plan living space plus an extensive, south-facing rear garden, a detached single garage and a driveway, and comes with planning permission for a two-storey extension. Within walking distance of local amenities and transport links, the home is ideal for first-time buyers, professional and young families.

Quietly located at the rear of the property, the main door opens into a south-facing sun room leading into a utility room, with a handy WC, and then into an open-plan dining kitchen. The well-proportioned, dual-aspect room is enhanced by airy neutral décor and timber-inspired flooring and offers ample, versatile space for a sociable seated dining area. Fitted with modern cream cabinetry, wood-style worktops and chic metro-tiled splashbacks, the well-appointed kitchen is further equipped with an impressive range-style cooker, a statement extractor hood, a fridge/freezer and an integrated dishwasher. The WC provides space/plumbing for laundry appliances. Conveniently accessed from the dining kitchen is a living room accompanied by built-in storage and promising generous floorspace for comfortable lounge furniture. Upstairs, two double bedrooms are accompanied by plush carpeting and fitted wardrobes, and both benefit from a favourable south-facing aspect (the larger bedroom is enviably dual-aspect). An airy bathroom, comprising a freestanding, slipper bathtub, a corner shower enclosure, a pedestal sink and a WC, enjoys the luxury of underfloor heating. The property is heated by an efficient gas central heating system and all windows in the main house are double-glazed. Separated by a single-glazed door, the windows in the extension (the sunroom, the utility room and the WC) are single-glazed. The home comes with planning permission for a two-storey extension.

Externally, an extensive, south-facing rear garden features an expanse of lawn and a decked dining terrace. A generous gravelled driveway and a detached single garage provide parking for several vehicles.

Extras: Included in the sale are all fitted floor coverings, window coverings, light fittings, integrated kitchen appliances, the range cooker and the fridge/freezer. EPC Rating: D.

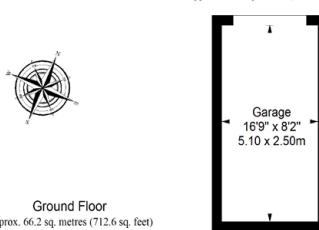




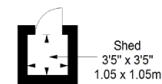
Features

- Spacious semi-detached house
- Peaceful riverside setting
- Well-proportioned living room
- Modern dining kitchen
- Versatile sun room/vestibule
- Two sunny double bedrooms
- Four-piece family bathroom
- Utility room with WC
- Large, south-facing rear garden
- Detached single garage and driveway
- Gas central heating and underfloor heating
- Partial double glazing

Garage
Approx. 12.8 sq. metres (137.8 sq. feet)



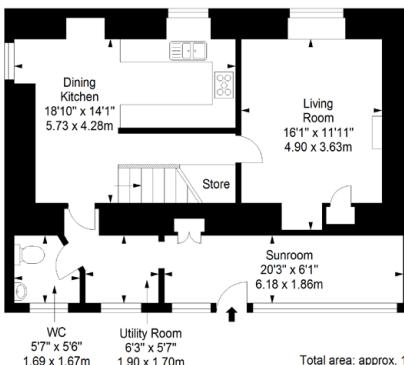
Shed
Approx. 1.1 sq. metres (11.8 sq. feet)



First Floor
Approx. 41.8 sq. metres (449.9 sq. feet)

Bathroom
7'10" x 7'3"
2.40 x 2.21m

Ground Floor
Approx. 66.2 sq. metres (712.6 sq. feet)



Total area: approx. 121.9 sq. metres (1312.1 sq. feet)

Alyth

Nestled under the Hill of Alyth, just over seven miles northeast of Blairgowrie and less than 40 minutes' commute from both Perth and Dundee, is the charming town of Alyth. Intersected by a tranquil burn, the town hosts excellent local amenities, including supermarkets, a bakery, a post office, a health centre and a primary school, as well as cafés, pubs and takeaways. Surrounded by picturesque countryside, Alyth is a perfect location from which to enjoy outdoor pursuits, with recreational destinations including Alyth Den and Bike Park, a bowling club, and two local golf courses. Indoor leisure facilities can be found in the nearby town of Blairgowrie, which also provides further handy shopping amenities and education at secondary level. Alyth benefits from good road and bus links, making it ideal for commuting professionals seeking a relaxed country town lifestyle.