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Leading Perthshire Estate Agency

50 Cambridge Street, Alyth, Blairgowrie, PH11 8AW

Offers Over £160,000


NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

50 Cambridge Street, Alyth, Blairgowrie, PH11 8AW

Many thanks for your interest in 50 Cambridge Street, Alyth, Blairgowrie, PH11 8AW.

Next Home Estate Agents dedicate themselves to be available when you are, offering an unbeatable service 7 days a week until 9pm.

We have the largest sales team in Perthshire, operating from our 5 offices throughout Perthshire and delivering more sales than any other estate agent.

Not only are we Perthshire's Number 1 choice but we are also local. One of the reasons we know the local markets so well is because we live here. So let us guide you through the selling and buying process.

If you're a first-time buyer we have incentives to help get you onto the property ladder our consultants can advise you through the whole process.

We offer free, no obligation mortgage advice to all our buyers.

If you have a property to sell, contact us to arrange a valuation. We are renown in getting our customers moving quicker and at a higher price than our competitors. Put us to the test and get your free valuation today, call 01764 42 43 44.

If you would like to be kept informed of other great properties like this one, please register on our hot buyers list, where we will email you of new property listings and property open days.

About the area

The town of Alyth offers a variety of local amenities including shops, a post office, bank, and health centre.

There is a reputable primary school within the town and secondary schooling can be found in Blairgowrie and Kirriemuir.

Blairgowrie is located approximately 5 miles away and offers a further range of shops and recreational facilities. Golf enthusiasts are spoilt for choice with Alyth having its own golf courses and the prestigious Rosemount golf course is located in Blairgowrie.



Property summary

A rare opportunity to purchase this TWO BEDROOM SEMI DETACHED BUNGALOW WITH SUNROOM situated within a desirable residential area in the town of Alyth.

The property benefits from having a driveway, detached garage with power and light and beautiful enclosed garden to the rear which is predominantly laid to lawn with planted borders.

The accommodation comprises entrance hall with double storage cupboard: bright lounge with front facing window : kitchen with fitted wall and base units, contrasting worksurfaces, integrated oven, hob and extractor together with free standing fridge/freezer, washing machine, tumble dryer and slimline dishwasher: sunroom accessed off the kitchen with double doors to the garden: two double bedrooms, both with built in wardrobes: bathroom with white suite comprising WC, Wash hand basin, bath and shower cubicle.

There is double glazing and gas central heating throughout. Early viewing is recommended.

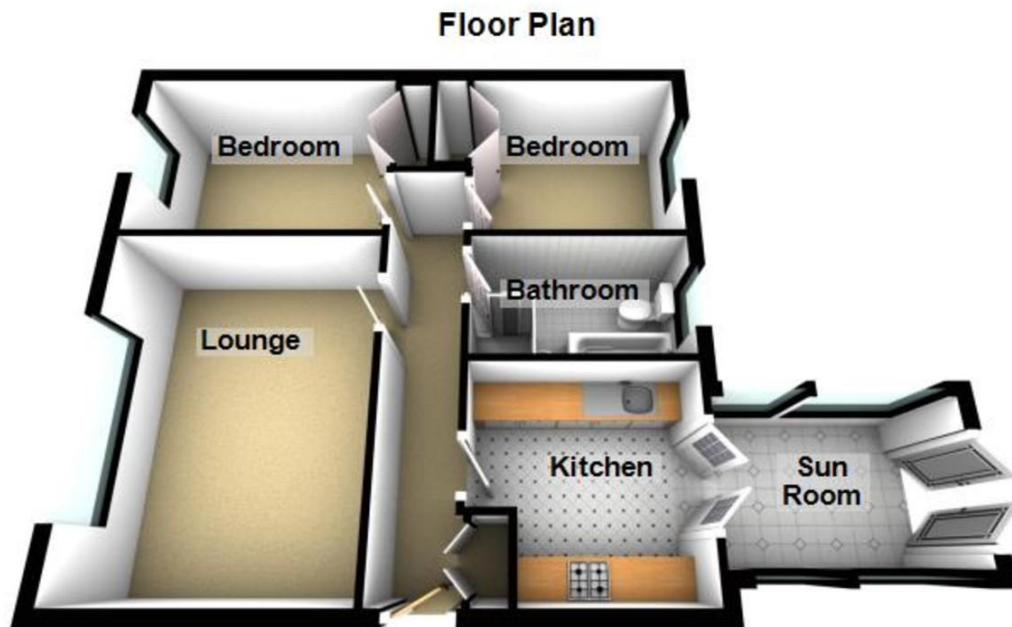


Key property features

- ✓ Semi Detached Bungalow
- ✓ Bright Lounge
- ✓ Kitchen with appliances
- ✓ Sunroom
- ✓ Two Double Bedrooms
- ✓ Bathroom with bath and shower
- ✓ Detached garage and driveway
- ✓ Enclosed Gardens
- ✓ Double Glazing & Gas Central Heating
- ✓ Quiet residential area



Floorplans





Property Room Sizes

ENTRANCE HALL 20' 10" X 3' 11" (6.35M X 1.19M)

BEDROOM 11' 2" X 9' 9" (3.4M X 2.97M)

LOUNGE 17' 8" X 13' 2" (5.38M X 4.01M)

KITCHEN 12' 3" X 10' 9" (3.73M X 3.28M)

SUN ROOM 11' 11" X 9' 2" (3.63M X 2.79M)

BATHROOM 10' 9" X 5' 6" (3.28M X 1.68M)

BEDROOM 10' 10" X 9' 4" (3.3M X 2.84M)

PLEASE NOTE: These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract intending, purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property. All room sizes are approximate and for general guidance only. They cannot be relied upon for fitting carpets, furniture etc.



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TO ARRANGE A VIEWING OF THIS PROPERTY PLEASE TELEPHONE YOUR LOCAL BRANCH BELOW:

63 – 65 George Street, Perth 01738 44 43 42

41 – 43 Allan Street, Blairgowrie 01796 54 80 14

47a Atholl Road, Pitlochry 01796 54 80 14

1a James Square, Crieff 01764 65 00 44

211 High Street, Auchterarder 01764 66 36 66

Email sales@nexthomeonline.co.uk

For more information about Next Home and our services please visit: www.nexthomeonline.co.uk

*The only Perthshire estate agent **available 7 days until 9pm***

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