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Flat 5, Old Mill Buildings, Bamff Road, Alyth, Blairgowrie, PH11 8DT

Offers Over £68,000


NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

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Blairgowrie, PH11 8DT

Many thanks for your interest in Flat 5, Old Mill Buildings, Bamff Road, Alyth, Blairgowrie, PH11 8DT.

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 and health centre.

There are some lovely walks and parks within close proximity and there is a reputable primary school within the town. 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 in Blairgowrie.



Property summary

A rare opportunity to purchase this GROUND FLOOR ONE BEDROOM SELF CONTAINED FLAT situated within a quiet residential area in the town of Alyth.

The property offers well proportioned accommodation comprising entrance vestibule with low level cupboard: Open plan lounge/kitchen/dining area with the kitchen having fitted units and space for appliances: rear hall with large storage cupboard: spacious double bedroom with front facing window, double wardrobe with mirrored sliding doors and a separate cupboard: bathroom with white suite comprising WC, sink within vanity unit and bath with shower over.

There is double glazing and electric heating throughout. The property benefits from having a spacious attic providing additional storage.

Parking is available on street to the front.

Early viewing is highly recommended as this property will appeal to a range of prospective purchasers.

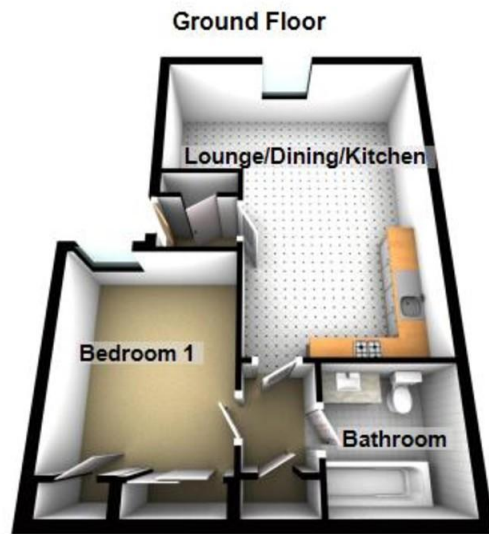


Key property features

- ✓ Ground floor flat
- ✓ Open plan lounge/dining/kitchen
- ✓ Double bedroom
- ✓ Bathroom with shower over the bath
- ✓ Excellent storage
- ✓ Double Glazing
- ✓ Electric Heating
- ✓ On street parking
- ✓ Close to amenities
- ✓ Excellent first, investment or retirement purchase



Floorplans





Property Room Sizes

VESTIBULE 5' 3" X 3' 7" (1.6M X 1.09M)

LOUNGE/DINING/KITCHEN 27' 9" X 13' 8" (8.46M X 4.17M)

INNER HALL 5' 4" X 3' 9" (1.63M X 1.14M)

BEDROOM 14' 8" X 9' 6" (4.47M X 2.9M)

BATHROOM 7' 7" X 5' 7" (2.31M X 1.7M)

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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