

MILLER GERRARD

Solicitors and Estate Agents



DACHAIGH, 12 CHAPEL STREET, ALYTH PH11 8DA

A MOST ATTRACTIVE AND SPACIOUS 4 BED SEMI-DETACHED VILLA, LOCATED IN A QUIET RESIDENTIAL AREA OF THE HISTORIC COUNTRY TOWN OF ALYTH, IDEALLY PLACED PROVIDING EASY ACCESS TO THE LOCAL AMENITIES.

- ENTRANCE HALLWAY
- SHOWER ROOM
- LOUNGE
- CLOAKROOM
- UTILITY ROOM
- GARAGE AND GARDENS
- DOUBLE GLAZING
- COUNCIL TAX BAND E'
- THREE DOUBLE BEDROOMS
- BOX ROOM / STORE
- CONSERVATORY
- KITCHEN AND DINING ROOM
- MASTER BEDROOM ENSUITE
- GAS CENTRAL HEATING
- EPC BAND 'C'
- HOME REPORT VALUE £235,000

OFFERS OVER £ 235,000

Miller Gerrard are delighted to bring to the market Dachaigh, 12 Chapel Street, Alyth, which is a most attractive and extremely spacious semi-detached villa, which forms part of a superb stone built conversion, and is located in an historic area of the pleasant country town of Alyth.

The property comprises on the ground floor entrance hallway, three double bedrooms, shower room, box room or store, stairs to the first floor and landing, lounge, conservatory, cloakroom, utility room, kitchen and dining room, and master bedroom with ensuite.

Benefiting from generous storage facilities throughout, gas central heating, double glazing, a fully floored extensive attic, single garage, off street parking and rear gardens.

Entrance to the property is by a substantial brick-built covered portico with steps and flooring in quarry tiling. A nine paned half glazed front door leads to the entrance hallway with dado rail and coving, a display shelf and wall lights and a large cloak cupboard. A fifteen pane bevelled glass inner front door leads to the most attractive and spacious curved hallway and staircase, with entrance door to the integral garage.

There are three double bedrooms on the ground floor, all set to the rear of the property with two including built in wardrobes.

Large Shower Room: Comprising walk in shower cabinet, wash hand basin vanity unit with fitted cupboards and shelving, WC and spotlights.

An attractive curved staircase with curved banister, wide display shelf and large Velux window lead to the first floor landing, where you will find the following living accommodation.

Lounge: This handsomely proportioned room enters by fifteen pane bevelled glass double French doors and includes an attractive ornately carved mahogany mantelpiece, with feature electric fire and tiled hearth. There is a telephone point and double French doors to the conservatory or sun lounge.

Conservatory / Sun Lounge: A substantially built conservatory or sun lounge, with pine panelled ceiling, roof ventilation windows, brass curtain rails and door to the garden.

Cloakroom: Tiled to dado height and including a wash hand basin, WC and tiled floor.

Utility Room: Which is plumbed for an automatic washing machine with shelving.

Kitchen: Enters by a fifteen pane bevelled glass door to an open plan kitchen and dining room. Fitted with a range of both floor standing and under-lit wall mounted kitchen cabinets, with contrasting work surfaces and tiling behind. There is a one and a half acrylic sink with mixer tap, low level inbuilt gas hob and inbuilt gas oven with grill, plumbing for a dishwasher, tiled flooring and windows fitted with blinds. A feature archway leads to the dining room.

Dining Room: With attractive full length windows to the side and rear overlooking the gardens, with feature decorative wall panels.

Master Double Bedroom: A large room with window providing views to the rear garden. There is an extensive array of built in wardrobes, and two units with storage over bed. A further built in wardrobe and walk in wardrobe with shelving and a telephone point.

Ensuite Bathroom: Comprising a four piece bathroom suite including bath, separate shower, wash hand basin set in a vanity unit with storage, WC, Velux window and spotlights.

Gardens: Situated to the rear of the property. A most attractive terraced garden with rockeries, patio area, steps down to a door to the car park and garage. There is a gravel staircase up to the lawn / drying green with mature planting and a feature boundary medieval wall.

Single Garage: An integral garage with double panelled timber doors with glazed panels above. Power, light, heating and hot and cold water, providing the owner with the potential for conversion into an additional living space. There is a large shared courtyard/parking area.

The picturesque and historical town of Alyth is situated approximately 40 minutes from Perth and 30 minutes from Dundee, with onward rail and motorway connections. It is surrounded by the beautiful Perthshire countryside with easy access to walking in Glenisla and skiing in Glenshee. The area's natural beauty can be seen at the Cairngorms National Park, Camperdown Country Park and Templeton Woods, while Meigle Museum and Gateway to the Glens Museum are cultural highlights.

Local amenities include privately run hotels, unique shops, small supermarkets, primary school, dental surgery and health centre. There are thriving sports clubs including several golf courses within a few minutes' drive of the property, and there are well supported and friendly community clubs. Blairgowrie, where you will find larger supermarkets, senior school, a recreation centre with swimming pool, and the cottage hospital is approximately 10 minutes by car.



















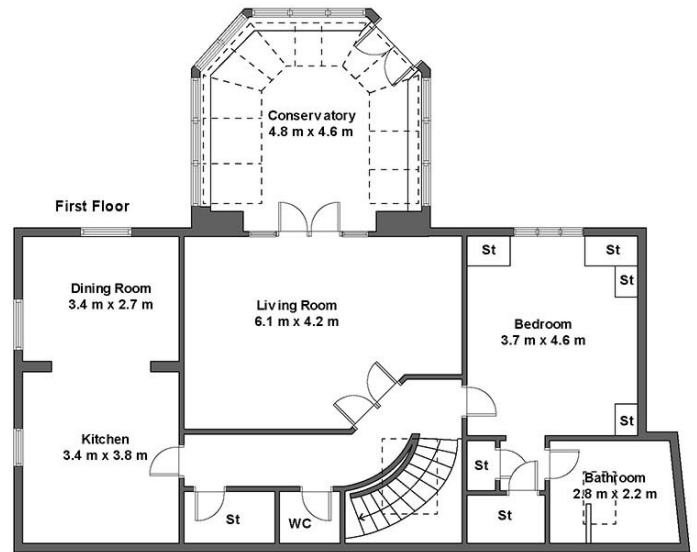
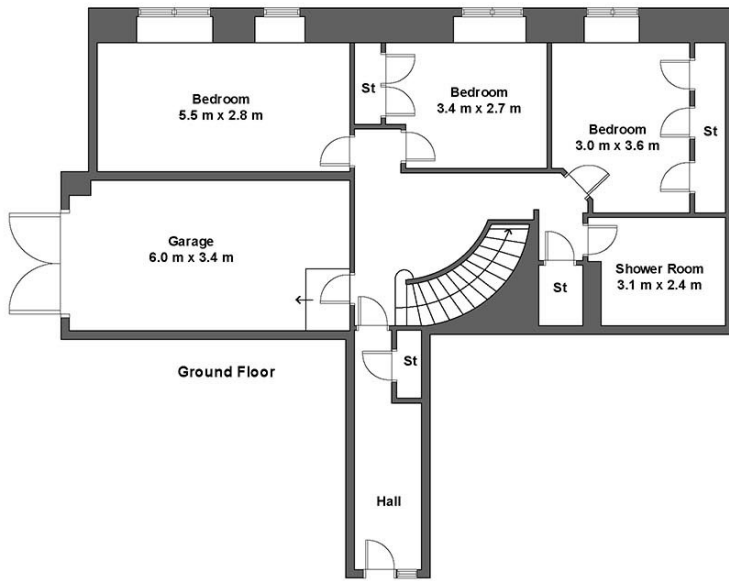








FLOOR PLAN



Dachaigh, 12 Chapel Street, Perth PH11 8DA

Plan not to scale.
For illustrative purposes only.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

ROOM DIMENSIONS	(in meters)		(in meters)
LOUNGE	6.10 X 4.20	CONSERVATORY/SUN ROOM	4.80 X 4.60
KITCHEN	3.80 X 3.40	DINING ROOM	3.40 X 3.70
MASTER BEDROOM	4.60 X 3.70	ENSUITE	2.80 X 2.20
BEDROOM 1 (LHS FROM FRONT)	5.50 X 2.80	BEDROOM 2 (MIDDLE)	3.40 X 2.70
BEDROOM 3 (RHS) FROM FRONT	3.60 X 3.00	SHOWER ROOM	3.10 X 2.40
GARAGE	6.10 X 3.40		

MILLER GERRARD

Solicitors and Estate Agents

The Studio,
13 High Street,
Blairgowrie,
PH10 6ET

Tel: 01250 873468

Fax: 01250 875257

www.millergerrard.co.uk



Please note - if any domestic appliances are included in the price, they must be accepted as seen, with no guarantee as to their condition.

It is strongly recommended that any interested party should read the Home Report on the property. Any matters concerning the property mentioned in the Home Report should be considered to have been disclosed by these particulars of sale.

TO VIEW

Please contact Miller Gerrard Solicitors 01250 873468

Alternatively, when our office is closed, please contact the staff at PSPC (Perth Solicitors' Property Centre) who will be happy to arrange viewings. Telephone (01738) 635301 on weekdays 09:00 am to 5:00 pm.



THE ABOVE PARTICULARS, WHILE BELIEVED TO BE TRUE, ARE NOT GUARANTEED AND WILL NOT BE HELD TO FORM PART OF ANY CONTRACT OF SALE