



# Buy your next home with Next Home

Leading Perthshire Estate Agency

14 David Street, Alyth, Blairgowrie, PH11 8AZ

Offers Over £170,000

  
**NEXTHOME**  
ESTATE & LETTING AGENTS

# Buying with Next Home

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14 David Street, Alyth, Blairgowrie, PH11 8AZ

Many thanks for your interest with 14 David Street, Alyth, Blairgowrie, PH11 8AZ.

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 renowned 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 01738 444342.

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

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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

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Next Home are delighted to bring this very stylish and immaculately presented 3 bedroom mid-terraced villa situated in the quiet market town of Alyth.

The accommodation has been finished to a very standard and is set over 2 levels and comprises: Very modern and sociable breakfasting kitchen, tastefully decorated lounge with woodburning stove and french doors leading to the garden, 3 double bedrooms (one with w/c) and a family bathroom.

To the rear there is lovely fully enclosed garden with multiple seating area ideal for catching and enjoying the summer months, as well as a drying green and lawn.



# Key property features

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- ✓ Oak flooring
- ✓ Spacious and modern kitchen
- ✓ Lovely garden
- ✓ 3 double bedrooms
- ✓ Tasteful decor
- ✓ Popular residential area
- ✓ Close to local amenities
- ✓ GCH
- ✓ Close to Dundee and Perth
- ✓ Immaculately presented











An aerial photograph of a residential neighborhood, showing rows of houses with red brick walls and grey roofs. The image is overlaid with a semi-transparent blue filter. The houses are arranged in a grid-like pattern, with some featuring gardens and driveways. The overall scene is a typical suburban housing estate.

# Have a property to sell?

An expert from our local branch will provide you with the most accurate valuation.



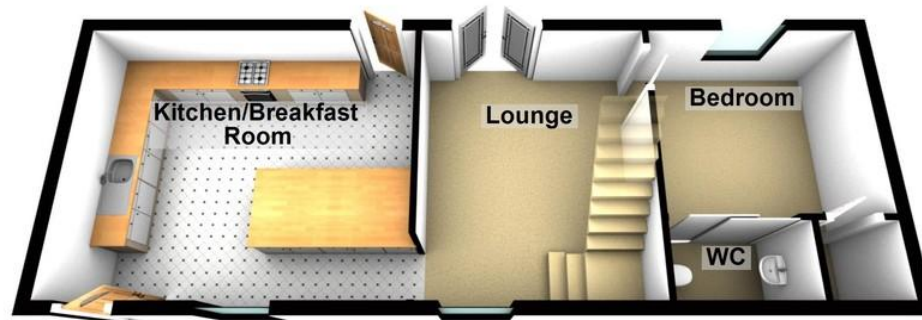
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# Floorplans

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Ground Floor



First Floor





# Property Room sizes

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## **KITCHEN/DINER**

*15' 3" x 13' 3" (4.65m x 4.04m)*

## **LIVING ROOM**

*16' 9" x 11' 7" (5.11m x 3.53m)*

## **BEDROOM**

*13' 2" x 12' 1" (4.01m x 3.68m)*

## **BEDROOM**

*13' 2" x 10' 5" (4.01m x 3.18m)*

## **BEDROOM**

*13' 4" x 10' 7" (4.06m x 3.23m)*

## **BATHROOM**

*7' 8" x 6' 5" (2.34m x 1.96m)*

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..... 01250 39 80 02

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](mailto:sales@nexthomeonline.co.uk)

For more information about Next Home and our services please visit [www.nexthomeonline.co.uk](http://www.nexthomeonline.co.uk)

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