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Leading Perthshire Estate Agency

30 High Street, Alyth, Blairgowrie, PH11 8DW

Offers Over £215,000



NEXT HOME
ESTATE & LETTING AGENTS

Buying with Next Home



30 High Street, Alyth, Blairgowrie, PH11 8DW

Many thanks for your interest with 30 High Street, Alyth, Blairgowrie, PH11 8DW.

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

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 immaculately presented and deceptively spacious DETACHED THREE BEDROOM bungalow situated within a quiet location in Alyth.

The property is charming and retains many features including high ceilings, deep skirtings, moldings, and feature fireplaces. The versatile accommodation comprises entrance hall with tiled flooring; bright lounge with feature wood burning stove; kitchen with integrated oven, hob, and extractor together with a range of white goods; dining room with under floor heating; bathroom with modern white suite and shower over the bath; three bedrooms with space for free standing furniture and conservatory with doors to the enclosed garden.

The garden is predominantly laid to lawn with planted borders and benefits from 2 timber sheds and a large driveway to the rear providing parking for several vehicles.

There is gas central heating and attractive double-glazed windows. Chain free.

Early viewing is highly recommended.



Key property features

- ✓ Detached 3 Bedroom Cottage
- ✓ Large Conservatory
- ✓ Feature fireplace & Log burning stove
- ✓ Kitchen & Dining Room
- ✓ Bright lounge
- ✓ Modern Bathroom
- ✓ Enclosed garden
- ✓ Driveway
- ✓ Double Glazing
- ✓ Gas Central Heating









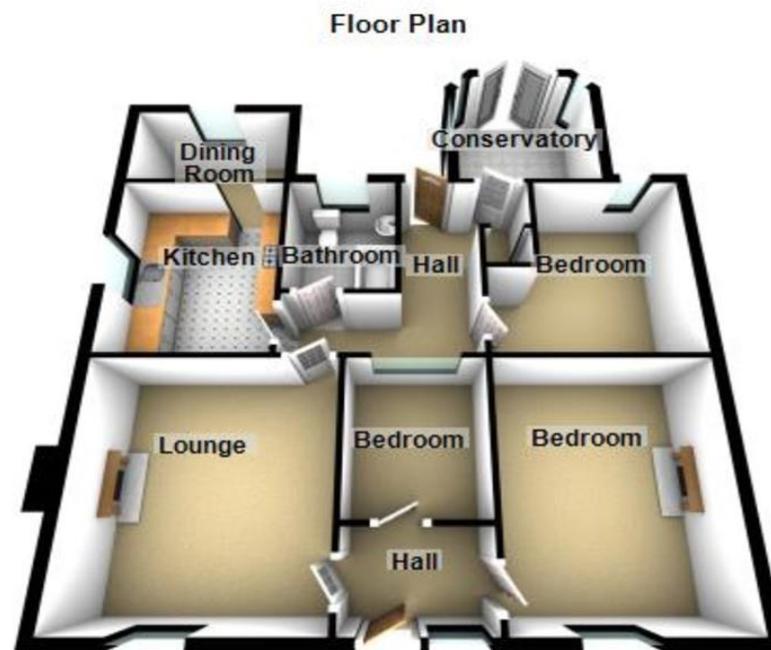
A dark, semi-transparent background image showing an aerial view of a residential area with numerous houses, gardens, and roads.

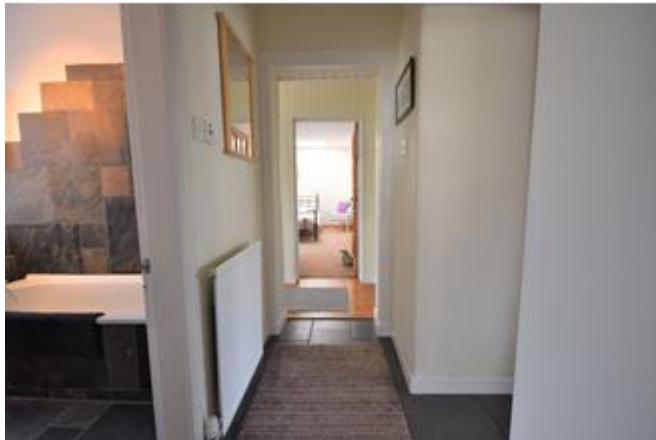
Have a property to sell?

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



Floorplans





Property Room sizes

HALL

7' 5" x 5' 6" (2.26m x 1.68m)

LOUNGE

14' 3" x 12' 1" (4.34m x 3.68m)

KITCHEN

12' 0" x 8' 11" (3.66m x 2.72m)

DINING ROOM

11' 1" x 8' 4" (3.38m x 2.54m)

CONSERVATORY

13' 1" x 11' 1" (3.99m x 3.38m)

BEDROOM

15' 1" x 12' 3" (4.6m x 3.73m)

BEDROOM

14' 3" x 12' 4" (4.34m x 3.76m)

BEDROOM

10' 0" x 7' 8" (3.05m x 2.34m)

BATHROOM

8' 3" x 6' 2" (2.51m x 1.88m)

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.



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

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

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