

# Buy your next home with Next Home

Leading Perthshire Estate Agency

Sylvan, Bamff Road, Alyth, Blairgowrie, PH11 8DR

Offers Over £299,950

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**NEXT HOME**  
ESTATE & LETTING AGENTS

# Buying with Next Home

Sylvan, Bamff Road, Alyth, Blairgowrie, PH11 8DR

Many thanks for your interest with Sylvan, Bamff Road, Alyth, Blairgowrie, PH11 8DR.

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. There are lovely walks including the Cateran trail and Den of Alyth hill. The town has a bowling green and tennis club, and golf enthusiasts are spoilt for choice with Alyth having two golf courses together with the prestigious Rosemount golf course, located in Blairgowrie.

Blairgowrie is located approximately 5 miles away and offers a further range of shops and recreational facilities.



# Property Summary

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A rare opportunity to purchase this immaculately presented DETACHED THREE BEDROOM BUNGALOW quietly tucked away on the edge of the town of Alyth.

The property is located on a south facing corner plot offering privacy and seclusion in a highly desirable location.

The spacious accommodation comprises vestibule; wide and welcoming hall with airing cupboard; modern open plan dining kitchen with larder cupboard, integrated oven, microwave, hob, extractor, dishwasher, fridge & freezer; utility room with door to the rear and space for appliances; bright lounge with feature fireplace, side facing window and sliding doors to the garden; bathroom with 4 piece suite; 3 double bedrooms with fitted wardrobes and the principal having an en-suite shower room which is Jack & Jill to the hall.

Externally a driveway provides parking for several vehicles and the garage has the benefit of power, light and there is an external water tap. The mature generous garden is fully enclosed and laid to lawn.



# Key property features

- ✓ Detached 3 Bedroom Bungalow extending to approximately 126m2 or thereby.
- ✓ South facing corner plot
- ✓ Rare to the market
- ✓ Generous enclosed garden
- ✓ Sought after location
- ✓ Open plan dining kitchen
- ✓ Spacious and bright lounge
- ✓ Excellent storage & partially floored attic
- ✓ Utility room, Bathroom and Jack & Jill En-suite
- ✓ Double Glazing & Gas Central heating









# Have a property to sell?

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



# Floorplans

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# Property Room sizes

## VESTIBULE

5' 11" x 5' 8" (1.8m x 1.73m)

## HALL

19' 5" x 16' 0 (W) (5.92m x 4.88m)

## DINING KITCHEN

19' 4 (w) x 17' 4 (w) (5.89m x 5.28m)

## UTILITY ROOM

6' 3" x 5' 10" (1.91m x 1.78m)

## LOUNGE

19' 5" x 15' 1" (5.92m x 4.61m)

## BATHROOM

9' 8" x 5' 11" (2.95m x 1.81m)

## BEDROOM

14' 2" x 9' 8" (4.34m x 2.96m)

## JACK AND JILL ENSUITE

9' 10" x 4' 10" (3m x 1.47m)

## BEDROOM

11' 9" x 9' 7" (3.60m x 2.94m)

## BEDROOM

11' 9" x 9' 7" (3.60m x 2.93m)

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](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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Ombudsman Scheme