

Buy your next home with Next Home

Leading Perthshire Estate Agency

Yew House , Smith Lane, New Alyth, Blairgowrie, PH11 8NL

Offers Over £240,000


NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

Yew House , Smith Lane, New Alyth, Blairgowrie,
PH11 8NL

Many thanks for your interest with Yew House , Smith Lane, New Alyth, Blairgowrie, PH11 8NL.

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, 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

Next Home are delighted to bring to the market this recently renovated 3 bedroom detached cottage set just outside the market town of Alyth.

The property has been finished to a very high standard with spacious accommodation comprising: Entrance hall, spacious lounge, newly fitted 'Wren' kitchen with space for a dining table and chairs, 3 double bedrooms with built in storage, family bathroom and a utility room which can be used as a home office.

To the front of the property there is a large lawn, patio and chipped area.

Additionally there is a large double garage/workshop with up and over electric door.

Double glazing and gas central heating.



Key property features

- ✓ New double glazing
- ✓ New gas central heating
- ✓ 'Wren' kitchen
- ✓ Rewired
- ✓ Large double garage/workshop
- ✓ Large garden
- ✓ Close to Dundee and Perth
- ✓ Good storage





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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 rear gardens and garages. 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.

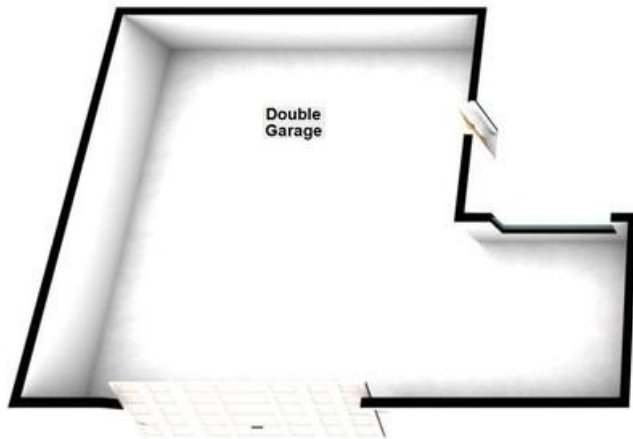


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Floorplans

Ground Floor



First Floor





Property Room sizes

HALL

LOUNGE

15' 7" x 11' 4" (4.75m x 3.45m)

KITCHEN/DINER

16' 4" x 10' 5" (4.98m x 3.18m)

UTILITY ROOM

8' 8" x 6' (2.64m x 1.83m)

BEDROOM

16' 4" x 12' 4" (4.98m x 3.76m)

BEDROOM

16' 4" x 11' 9" (4.98m x 3.58m)

BEDROOM

11' 8" x 8' 5" (3.56m x 2.57m)

BATHROOM

5' 10" x 6' 1" (1.78m x 1.85m)

DOUBLE GARAGE/WORKSHOP

30' x 26' 6" (9.14m x 8.08m)

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

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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