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Leading Perthshire Estate Agency

81b Airie Street, Alyth, Blairgowrie, PH11 8AN

Offers Over £115,000


NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

81b Airlie Street, Alyth, Blairgowrie, PH11 8AN

Many thanks for your interest with 81b Airlie Street, Alyth, Blairgowrie, PH11 8AN.

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

We are delighted to bring this immaculately presented THREE BEDROOM MAISONETTE FLAT to the market.

The property is located on the first and second floor and is accessed via the rear of the building.

The recently refurbished accommodation comprises hall; modern kitchen with integrated oven, hob and extractor together with free standing washing machine and space for further appliances; large under stair cupboard with light; bright lounge with recessed alcove and feature fire surround; three spacious bedrooms each with fitted storage and bathroom with white suite comprising WC, Wash hand basin, free standing bath and wide shower unit with rain shower and tiling.

There is double glazing and gas central heating throughout.

Externally there is a garden to the rear which is laid to lawn with planted borders and external shed.

Parking is available on street to the front. Early viewing is highly recommended.



Key property features

- ✓ Spacious and bright accommodation
- ✓ 3 Double Bedrooms
- ✓ Modern Kitchen
- ✓ Lounge with period features
- ✓ Bathroom with free standing bath and shower cubicle
- ✓ Double Glazing
- ✓ Gas Central Heating
- ✓ Garden
- ✓ On street parking
- ✓ Excellent Storage









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Have a property to sell?

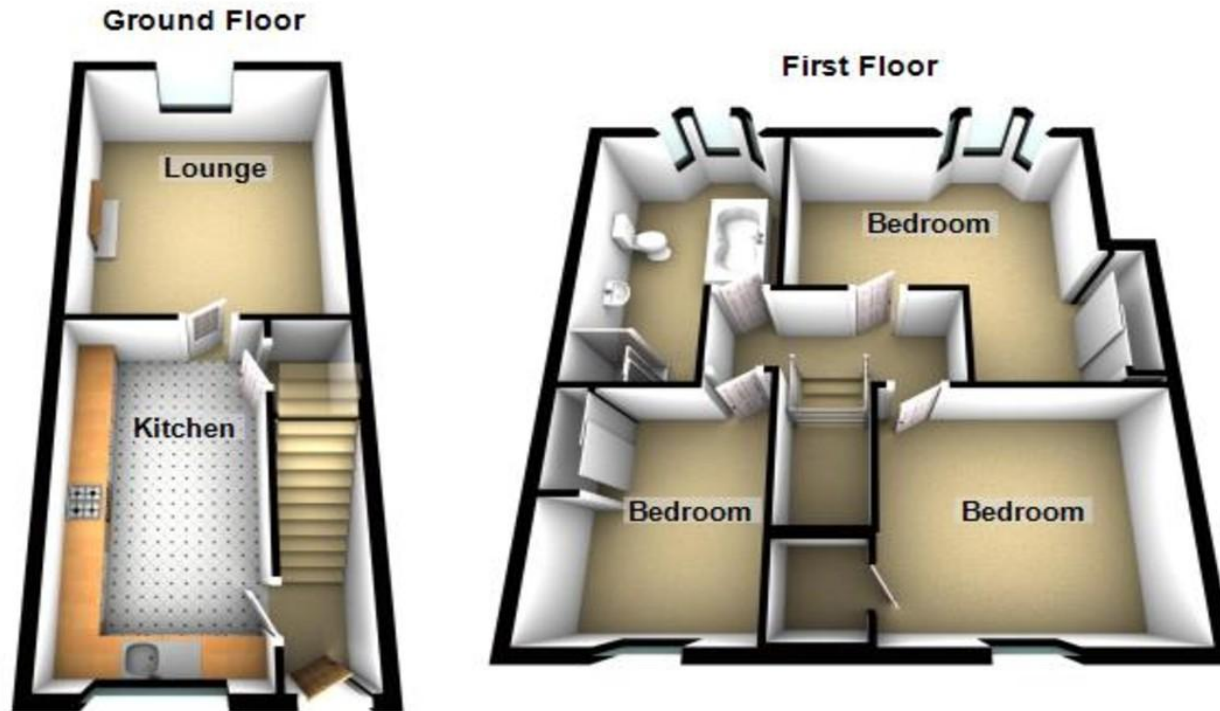
An expert from our local branch will provide you with the most accurate valuation.



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Floorplans



Property Room sizes

HALL

5' 1" x 3' 4" (1.55m x 1.02m)

KITCHEN

14' 2" x 7' 11" (4.32m x 2.41m)

LOUNGE

13' 5" x 11' 7" (4.09m x 3.53m)

LANDING

9' 10" x 5' 6" (3m x 1.68m)

BEDROOM

12' 1" x 16' 3 (w)" (3.68m x 4.95m)

BEDROOM

12' 3" x 11' 3" (3.73m x 3.43m)

BEDROOM

12' 11" x 7' 11" (3.94m x 2.41m)

BATHROOM

15' 11" x 7' 5" (4.85m x 2.26m)

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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