

# Buy your next home with Next Home

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Leading Perthshire Estate Agency

3 Strathmore View, Alyth, Blairgowrie, PH11 8JD

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Offers Over £255,000

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**NEXTHOME**  
ESTATE & LETTING AGENTS



# Buying with Next Home

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3 Strathmore View, Alyth, Blairgowrie, PH11 8JD

Many thanks for your interest with 3 Strathmore View, Alyth, Blairgowrie, PH11 8JD.

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 reknown 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.

# Next Home your number 1 choice for property sales



FREE Valuations



We're open 7 days a week until 9pm



Registered Buyers



No obligation mortgage advice



Conveyancing Quotations



First Time Buyer with No Deposit



Next Home's Buying Guide



Next Home 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.







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Visit [www.nexthomeonline.com/buying](http://www.nexthomeonline.com/buying)

# Property Summary

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Next Home are delighted to bring to the market this spacious 3 bedroom detached bungalow situated in the quiet market town of Alyth.

This property is ideal for a range of buyers and have been extended to create well-presented accommodation comprising entrance hall, spacious lounge with space for a variety of free standing furniture, fully fitted galley style kitchen leading to a dining room with woodburning stove and patio doors to the rear decking and utility room with underfloor heating.

There is a large double principal bedroom with built in wardrobes, space for a dressing area and a tastefully decorated ensuite shower room. Two further double bedrooms, one with an en-suite shower room. There is also a family bathroom.

To the front there is off street parking for 2 cars via a graveled driveway.

To the rear there is fully enclosed garden with a large raised decking area ideal for outdoor dining and hosting in the summer months.

Oil fired central heating and a mixture of double and triple paneled glazing.



# Key property features

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- ✓ Tastefully Extended
- ✓ Detached Bungalow
- ✓ Popular residential area
- ✓ Rare to the market
- ✓ Ideal family home
- ✓ Close to local amenities
- ✓ Close to Dundee & Perth
- ✓ Well presented
- ✓ 2 En-suites and family bathroom

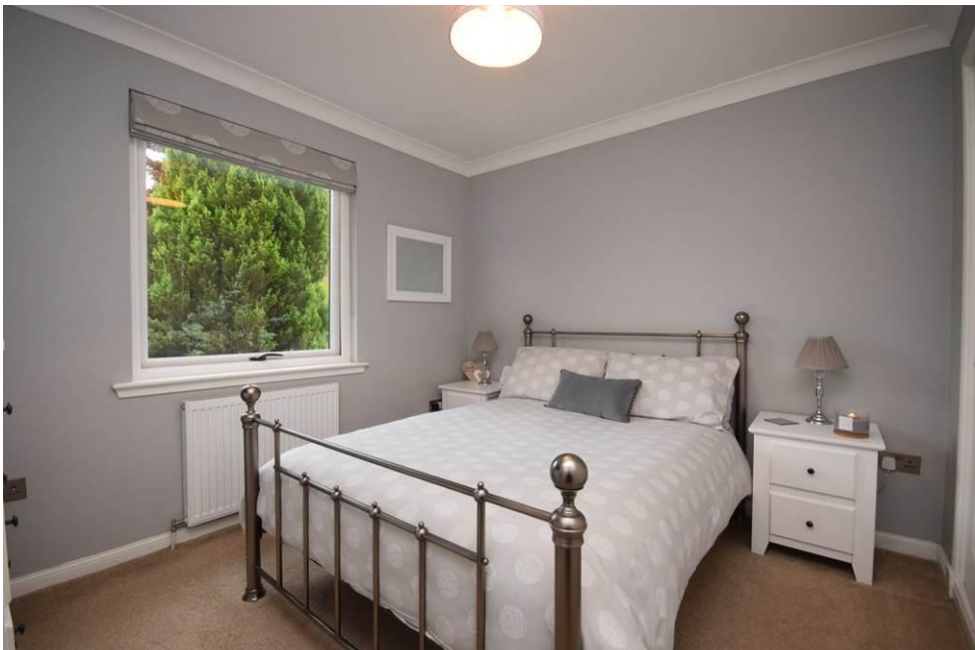




















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# Have a property to sell?

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

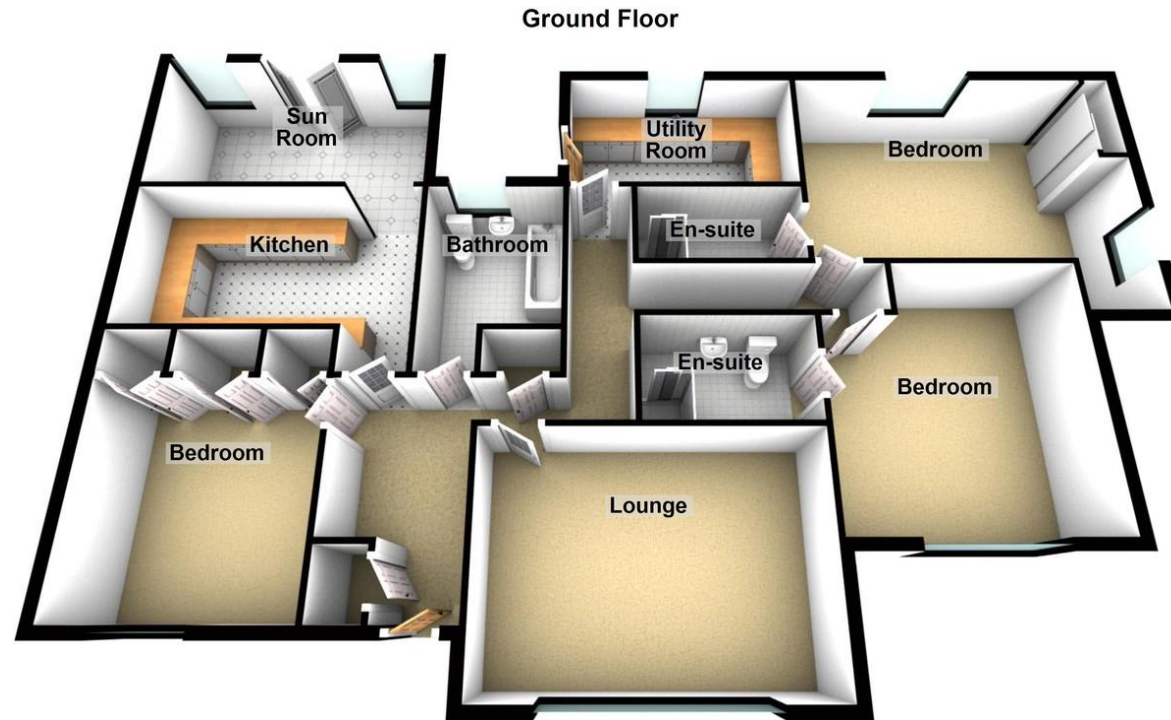


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# Floorplans

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# Property Room sizes

## HALL

## LOUNGE

16' 5" x 10' 9" (5m x 3.28m)

## KITCHEN

14' 5" x 7' 8" (4.39m x 2.34m)

## UTILITY ROOM

9' x 7' 6" (2.74m x 2.29m)

## SUN ROOM

14' 1" x 10' 1" (4.29m x 3.07m)

## BEDROOM

14' 6" x 13' 5" (4.42m x 4.09m)

## ENSUITE

6' x 5' 8" (1.83m x 1.73m)

## BEDROOM

9' 9" x 7' 8" (2.97m x 2.34m)

## ENSUITE

6' 7" x 3' 1" (2.01m x 0.94m)

## BEDROOM

10' 1" x 8' 9" (3.07m x 2.67m)

## BATHROOM

10' 7" x 5' (3.23m x 1.52m)

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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