

MILLER GERRARD

Solicitors and Estate Agents



ARTIGH, ST NINIANS ROAD, ALYTH, PH11 8AR

A DELIGHTFUL THREE BED DETACHED BUNGALOW, ON A SPACIOUS CORNER PLOT. LOCATED IN A QUIET RESIDENTIAL AREA OF THE HISTORIC COUNTRY TOWN OF ALYTH, IDEALLY PLACED PROVIDING EASY ACCESS TO ALL LOCAL AMENITIES.

- ENTRANCE HALLWAY
- DINING ROOM
- THREE DOUBLE BEDROOMS
- WC
- SPACIOUS GARDENS
- DOUBLE GLAZING
- EPC RATING 'D'
- KITCHEN
- LIVING ROOM
- BATHROOM
- DRIVEWAY & GARAGE
- GAS CENTRAL HEATING
- COUNCIL TAX BAND 'D'
- HOME REPORT VALUE £250,000

OFFERS OVER £250,000

Miller Gerrard are delighted to bring to the market Artigh, St Ninians Road, Alyth, which is a most attractive and spacious detached bungalow, ideally situated on a spacious corner plot.

The property comprises entrance hallway, kitchen, dining room, living room, three double bedrooms, bathroom and WC.

The property benefits from spacious garden, driveway for multiple vehicles, garage, gas central heating and double glazing.

Entrance Hallway: Spacious 'L' shape hallway providing access to all accommodation with storage cupboard and loft access hatch.

Kitchen: With a range of floor fitted and wall mounted cabinets, space for electric cooker, washing machine, dishwasher and fridge freezer. Tiled splashback, window overlooking the rear garden and door through to the dining room.

Dining Room: Located at the front of the property with large picture window overlooking the gardens.

Bedroom One: A spacious double bedroom with window to the side of the property and built-in wardrobes with sliding doors.

Bedroom Two: Located at the rear of the property, another good sized double bedroom with built-in wardrobes with sliding doors.

Bedroom Three: A bright double bedroom with built-in wardrobes and window overlooking the rear garden.

Bathroom: Comprising bath, WC, wash hand basin and walk in shower unit.

WC: Comprising WC and wash hand basin.

Exterior: Artigh sits on a spacious corner plot with large driveway providing ample parking for multiple vehicles, double garage with power supply, areas of lawn to the front side and rear, patio seating area and summerhouse, all enclosed by hedgerow and mature trees.

The picturesque and historical town of Alyth is situated approximately 40 minutes from Perth and 30 minutes from Dundee, with onward rail and motorway connections. It is surrounded by the beautiful Perthshire countryside with easy access to walking in Glenisla and skiing in Glenshee. The area's natural beauty can be seen at Cairngorms National Park, Camperdown Country Park and Templeton Woods, while Meigle Museum and Gateway to the Glens Museum are cultural highlights.













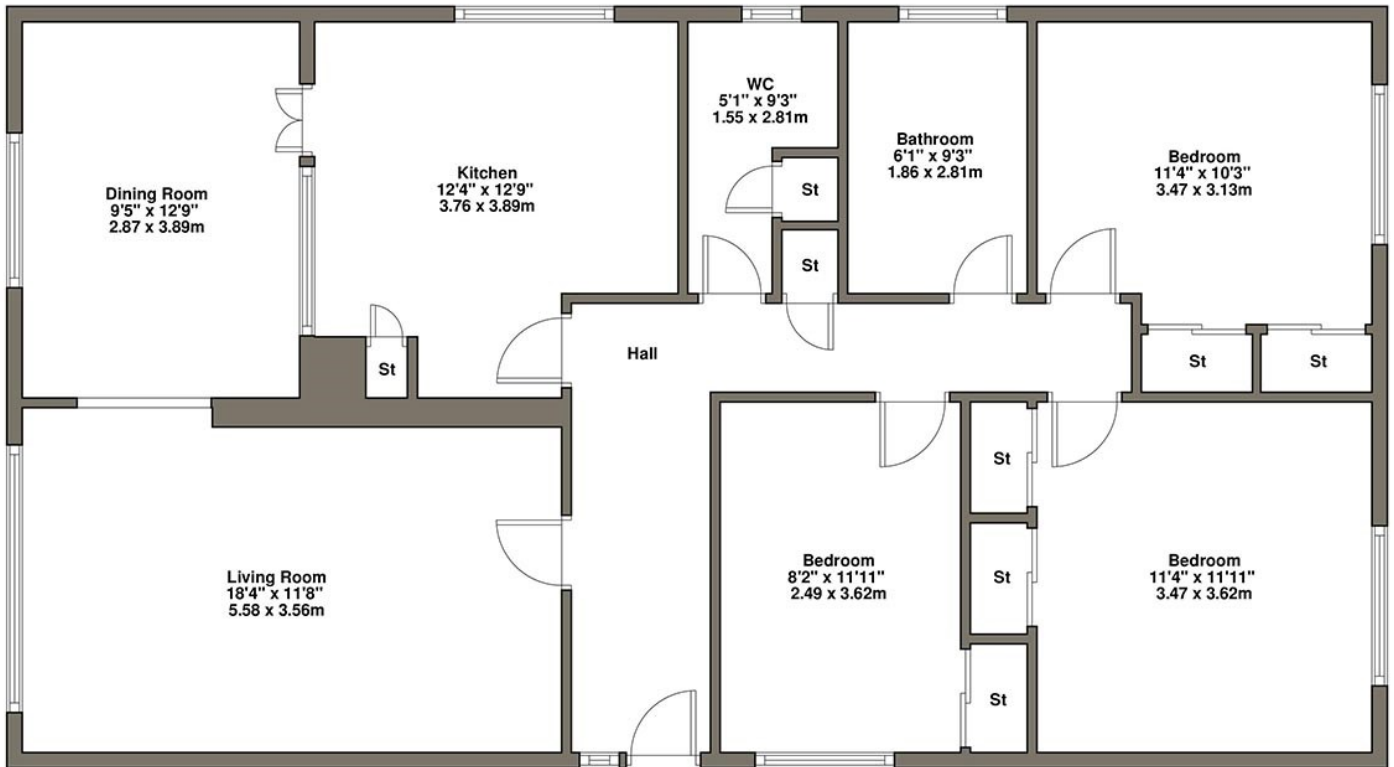








FLOOR PLAN



Artigh, St Ninians Road, Alyth, PH11 8AR

Plan not to scale.
For illustrative purposes only.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

ROOM DIMENSIONS	(in meters)		(in meters)
KITCHEN	3.76 X 3.89	LIVING ROOM	5.58 X 3.56
DINING ROOM	2.87 X 3.89	BEDROOM ONE	2.49 x 3.62
BEDROOM TWO	3.47 x 3.62	BEDROOM THREE	3.47 x 3.13
BATHROOM	1.86 X 2.81	WC	1.55 X 2.81

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Please note - if any domestic appliances are included in the price, they must be accepted as seen, with no guarantee as to their condition.

It is strongly recommended that any interested party should read the Home Report on the property. Any matters concerning the property mentioned in the Home Report should be considered to have been disclosed by these particulars of sale.

TO VIEW

Please contact Miller Gerrard Solicitors 01250 873468

Alternatively, when our office is closed, please contact the staff at PSPC (Perth Solicitors' Property Centre) who will be happy to arrange viewings. Telephone (01738) 635301 on weekdays 09:00 am to 5:00 pm.

THE ABOVE PARTICULARS, WHILE BELIEVED TO BE TRUE, ARE NOT GUARANTEED AND WILL NOT BE HELD TO FORM PART OF ANY CONTRACT OF SALE