

MILLER GERRARD

Solicitors and Estate Agents



3 ANNFIELD PLACE, ALYTH, PH11 8ET

AN EXTREMELY WELL PRESENTED MID TERRACED TWO BED COTTAGE, WHICH IS IN EXCELLENT DECORATIVE ORDER THROUGHOUT. LOCATED IN THE PICTURESQUE TOWN OF ALYTH, THIS DELIGHTFUL PROPERTY PROVIDES EASY ACCESS TO THE TOWN CENTRE AND ITS CHARMING SELECTION OF LOCAL SHOPS AND AMENITIES.

- ENTRANCE HALLWAY
- BREAKFASTING KITCHEN
- FAMILY BATHROOM
- REAR DRIVEWAY
- SHED, LOG STORE, SUMMER HOUSE
- DOUBLE GLAZING
- EPC RATING 'C'
- SPACIOUS LIVING ROOM
- TWO DOUBLE BEDROOMS
- FRONT AND REAR GARDENS
- PARKING FOR SEVERAL VEHICLES
- GAS CENTRAL HEATING
- COUNCIL TAX BAND 'B'
- HOME REPORT VALUE £170,000

OFFERS OVER £170,000

Miller Gerrard are delighted to bring to the market this delightful and spacious two bed mid-terraced cottage. The property is extremely well presented, in excellent decorative order throughout and in move-in condition.

The property comprises entrance hallway, living room, breakfasting kitchen, two double bedrooms and bathroom.

Benefiting from gas central heating and double glazing, front and rear gardens with driveway and ample parking.

Entrance Hallway: Including a large storage cupboard housing the washing machine.

Living Room: This is a bright and spacious room located to the front of the property with picture window fitted with blinds, log burner set on a granite hearth, fitted carpet and coving.

Breakfasting Kitchen: A well proportioned modern kitchen fitted with a range of both floor standing and wall mounted kitchen cabinets, with floor level lighting, contrasting work surfaces and feature tiling behind. The integrated appliances include a fridge freezer, dishwasher, gas hob with newly fitted oven below and extractor above.

Bedroom One: A spacious bedroom to the front of the property with built in wardrobe.

Bedroom Two: Located to the rear of the property with build-in wardrobe, a single shower unit and a Velux window.

Bathroom: Comprising a three piece bathroom suite in white including a wash hand basin, bath with over bath shower and glass screen and a WC. There is a large storage cupboard, high level window and shelf, tiling around the bath and WC area, and newly fitted cladding to the bathroom ceiling.

The front of the property is defined by a stone wall and iron balustrade, with an iron gate and pathway leading to the front door. The garden area is laid in gravel for ease of maintenance, with borders for planting. The rear driveway is also laid gravel and there is a right of way for the other properties on Annfield Place. The private garden area and parking is enclosed by fencing and there are newly fitted gates. A large storage shed, log store and summer house are also located in the rear garden area.

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 areas natural beauty can be seen at the Cairngorms National Park, Camperdown Country Park and Templeton Woods, while Meigle Museum and the Gateway to the Glens Museum are cultural highlights. Local amenities include privately run hotels, unique shops, small supermarkets, primary school, dental surgery and health centre. There are thriving sports clubs including several golf courses within a few minutes' drive of the property, and there are well supported and friendly community clubs. Blairgowrie where you will find larger supermarkets, senior school and recreation centre with swimming pool, and the Cottage Hospital is approximately 10 minutes by car.











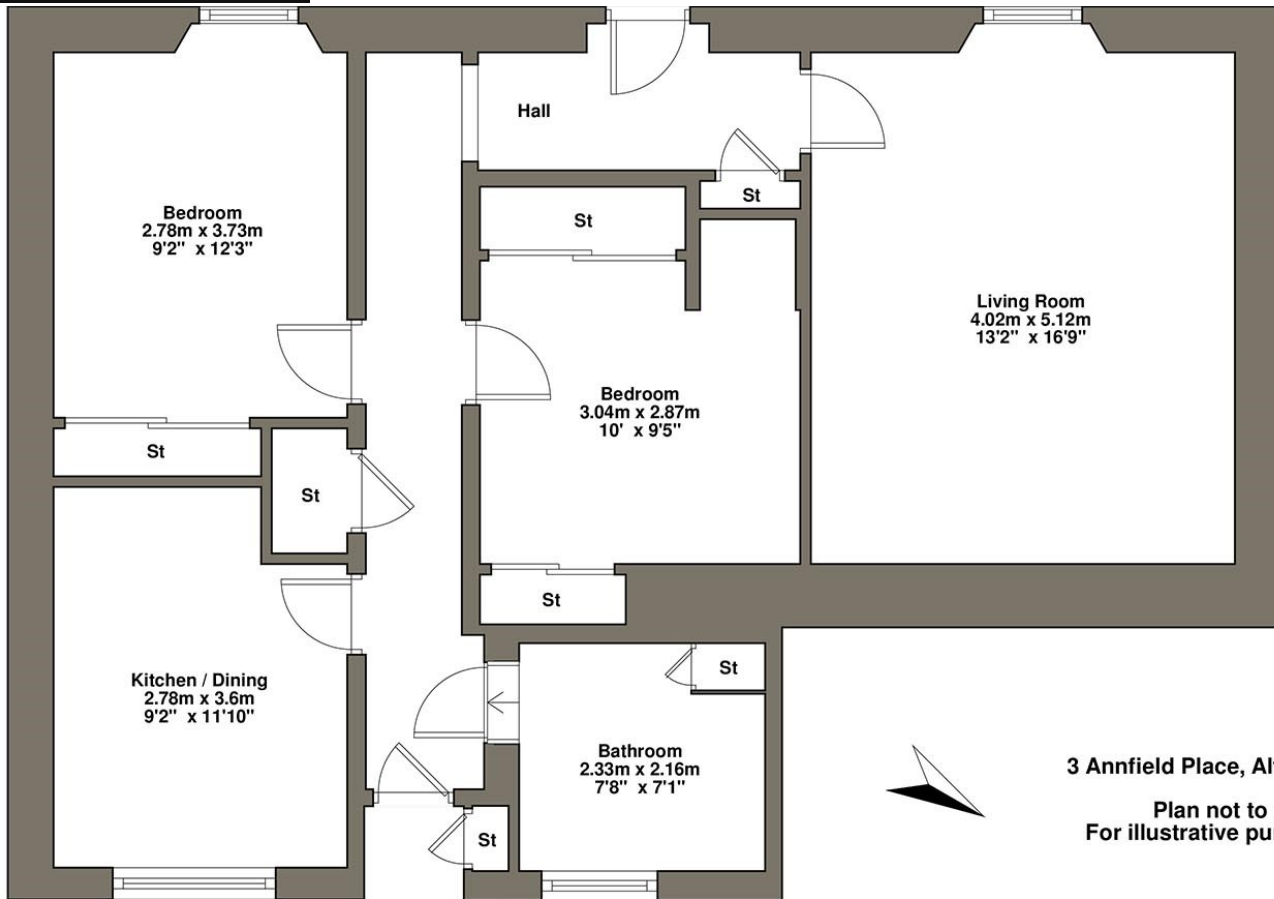








FLOOR PLAN



3 Annfield Place, Alyth, PH11 8ET

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)
LIVING ROOM	5.12 X 4.02	BEDROOM 1 (FRONT)	3.73 X 2.78
BEDROOM 2 (REAR)	3.04 X 2.87	KITCHEN	3.60 X 2.78
BATHROOM	2.33 X 2.16		

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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