



Lateward House,
Strathmore Golf Centre
Alyth, PH11 8NZ
Offers Over - £450,000



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Beautifully presented 4 bed detached property on the outskirts of the delightful town of Alyth, surrounded by the ground of the ever popular Strathmore Golf Club overlooking the 5th & 7th fairways. This stunning property was completed in 2022, comprising approximately 2400ft² usable space, has been finished to a high standard throughout, with an air-source heat pump central heating system, zoned under floor heating, air filtration system. Each room has wired ethernet, with broadband provided by an external 4G/5G antenna. It is a very attractive, comfortable, connected and economical home.

Accommodation –

Large entrance hallway with large walk-in storage cupboard, leading to a spacious modern kitchen/diner with high spec integrated white goods including 5 gas burner, extractor hood, American fridge/freezer with water and ice maker, double oven & microwave, with under floor heating, tiled floor and French doors overlooking the 7th fairway and countryside beyond. The spacious dual aspect lounge is carpeted with under





floor heating. An exceptionally spacious double bedroom at ground floor level with Jack & Jill access to modern 3-piece suite. At first floor level is a stunning master suite with walk-in wardrobe and separate dressing area leading to a bright 4-piece ensuite. There is a third spacious dual aspect double bedroom, carpeted with modern 3-piece ensuite. Fourth double bedroom currently used as a home office, carpeted. The property also has a convenient boot room with plumbing for washing machine & tumble dryer. Externally the property is south facing overlooking the garden with paved patio and lawn, and the golf course beyond. To the side of the property is a double driveway and gate to the property's private rear courtyard.

Dimensions -

- Lounge – 5.48m x 5.05 (approx)
- Kitchen – 5.18m x 4.45m (approx)
- Boot Room – 3.01m x 2.86m (approx)
- Bedroom 4 – 5.82m x 3.60m (approx)
- Jack & Jill Bathroom – 4.45m x 2.16m (approx)
- Bedroom 1 – 5.18m x 4.45m (approx)
- Ensuite – 3.65m x 3.04m (approx)
- Bedroom 2 – 5.48m x 5.05m (approx)
- Ensuite – 2.43m x 2.31m (approx)
- Bedroom 3 – 3.01m x 2.86m (approx)



Burdens –

EPC – C Council Tax Band – F

Note – External photos from summer.

Note: While Neil Whittet Solicitors make every effort to ensure all particulars are correct and given in good faith any intending purchasers should satisfy themselves by inspection or to the correctness of each of them.



Abernethy

Almondbank

Bankfoot

Coupar Angus

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Newburgh

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Ruthvenfield

Scone

Stanley

St Madoes



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