

MILLER GERRARD

Solicitors and Estate Agents



TULLYMELVILLE, ALBERT STREET, ALYTH, PH11 8AX

A FANTASTIC OPPORTUNITY TO PURCHASE THIS FIVE BED, DETACHED VICTORIAN SANDSTONE VILLA WITH ORIGINAL FEATURES, SET WITHIN ONE AND A HALF ACRES OF GROUNDS.

- ENTRANCE VESTIBULE
- FAMILY ROOM
- DINING KITCHEN
- SHOWER ROOM
- FIVE DOUBLE BEDROOMS
- GARAGE
- ONE AND A HALF ACRES OF GROUNDS
- DOUBLE GLAZING
- EPC RATING 'D'
- LIVING / DINING ROOM
- BUTLERS PANTRY
- STUDY
- UTILITY ROOM
- BATHROOM
- STORAGE OUTBUILDING
- GAS CENTRAL HEATING
- COUNCIL TAX BAND 'G'
- HOME REPORT VALUE £500,000

OFFERS OVER £500,000

Miller Gerrard are delighted to bring to the market Tullymelville, a detached sandstone villa built for the Smith family in 1864, with wonderful views over Alyth and the surrounding hills. The property retains a wealth of original features including gold leaf cornices in the living / dining room, shutters, marble fireplaces, bell pulls and ceiling roses. The property has a gross internal floor area of 261 meters squared.

This highly desirable property must be seen to be fully appreciated and early viewing is recommended.

The property on the ground floor comprises entrance vestibule, entrance hallway, family room, living / dining room, bedroom, dining kitchen, butler's pantry, study / office, utility room and shower room, Stairs in the entrance hallway take you to four double bedrooms, walk in storage cupboard, family bathroom and access to the floored attic space.

The property benefits from gas central heating, double glazing throughout, original features, outbuildings, large garden and the property set within one and a half acres of grounds.

The property is entered by a solid timber door into the entrance vestibule with terrazzo flooring. A glazed door with glass panels on either side of the door lead into the entrance hallway.

Living Room / Dining Room: Large, south facing, bay window with shutters, large black marble fireplace with tiled surround and hearth. The living / dining room features original gold leaf cornices and is carpeted.

Between the Living room / Dining room and Kitchen is the butlers pantry, which can be accessed from the dining and kitchen areas and the main entrance hallway. With a range of under counter and wall mounted storage cupboards and a door leading out to the side garden.

Kitchen: Fitted with a range base and wall mounted timber style units. With space for dining table and chairs, Stoves cooker with double oven and four burner hob with extractor above, original bell pulls, stainless steel sink and drainer, window to side garden with storage underneath, freestanding fridge and tiled flooring.

Study/Office: Window to side garden with wooden flooring and space for free standing storage.

Utility Room: Housing the boiler with shelving storage space, wall mounted units, Belfast sink, quarry tiled flooring and space for white goods.

Shower Room: WC, hand wash basin with mirror above, walk in shower with fully wet walled shower area and handrail, obscure glazed window to the rear, heated towel rail and extractor fan.

Family Room: South facing window, open fire with stone surround, tiled hearth and timber mantle above, built in shelving, cornices and is carpeted.

Bedroom One: Currently used as a reading room with window to the side of the property, cornices, space for free standing storage and is carpeted.

A staircase with decorative balustrade and large window to the rear on the half landing leads to the first floor landing.

Bedroom Two: Known as the 'Drawing Room' featuring large south facing dual aspect windows, cornicing, ceiling rose, marble fireplace with matching mantle, surround and hearth, built in shelving and is carpeted.

Bedroom Three: South facing with plenty of room for free standing storage, windows to the front, built in shelving and is carpeted.

Bedroom Four: With window to the side, cornices, built in wardrobes, plenty of room for free standing storage and is carpeted.

Bedroom Five: Currently used as a playroom. With dual aspect windows, shutters and built in storage below to the rear, window to the side, built in shelving and carpet.

Bathroom: Shower over bath with marble effect wet wall to one side, WC, hand wash basin with storage underneath, small casement windows and extractor fan.

Exterior: Access to the property is via a tree lined driveway with turning area and parking to the side of the property. There is a brick/stone garage to the rear, adjacent to the garage is a former stables which is currently utilised as a storage area/workshop, both of which has light and power. Garden grounds are to the front, side and rear. The front garden is predominately laid in grass with a number of mature trees, flower beds and shrubs with a gravelled section to the rear and a forestry area to the side and rear. To the side is a more secluded, large area of garden with patio areas, playhouse and raised beds.

About the area: The property is situated in Alyth with its wide range of local amenities, including a primary school, convenience stores, health centre, chemist, various eateries and a golf club. Alyth Primary School is a short distance away and the property is in the catchment area of Blairgowrie High School. This property is also superbly located for the commuter with access to Blairgowrie, Kirremuir and Forfar, as well as the larger cities of Dundee and Perth, which offer an even more comprehensive range of shops, services and amenities.































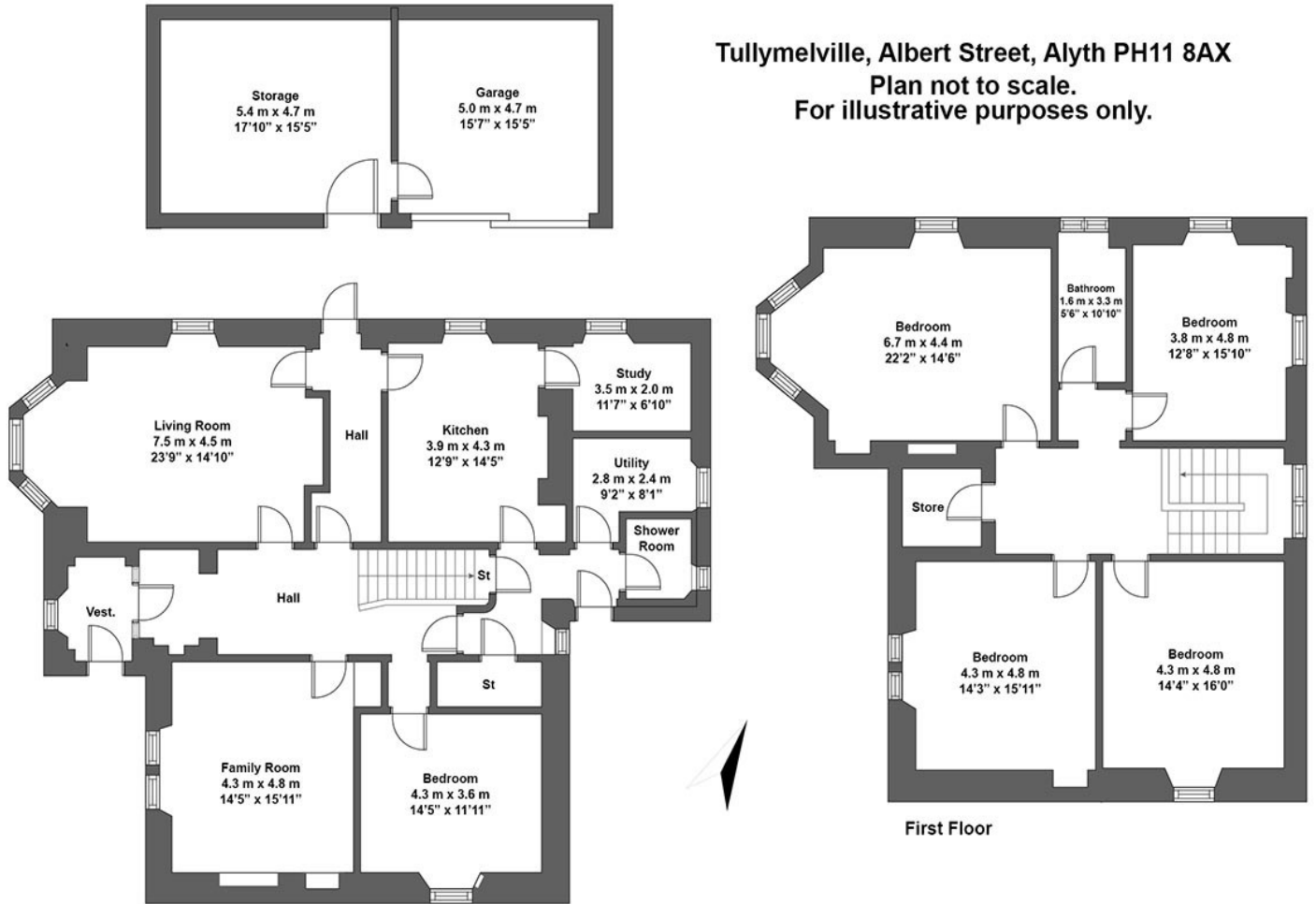




Tullymelville, Albert Street, Alyth PH11 8AX

Plan not to scale.

For illustrative purposes only.



First Floor

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	7.5 x 4.5	FAMILY ROOM	4.8 x 4.3
KITCHEN	4.3 x 3.9	BEDROOM ONE (DOWNSTAIRS)	4.3 x 3.6
STUDY	3.5 x 2.0	UTILITY	2.8 x 2.4
BEDROOM TWO (DRAWING ROOM)	6.7 x 4.4	BEDROOM THREE	4.3 x 3.8
BEDROOM FOUR	4.3 x 3.8	BEDROOM FIVE (PLAYROOM)	4.3 x 3.8
BATHROOM	3.3 X 1.6	GARAGE	5.0 X 4.7
STORAGE OUTBUILDING	5.4 x 4.7		

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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

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