

# MILLER GERRARD

Solicitors and Estate Agents



## 6 BEECH COURT, ALYTH, PH11 8ER

**A TWO BEDROOM, MID TERRACED VILLA LOCATED IN THE POPULAR TOWN OF ALYTH.**

- ENTRANCE HALL
- KITCHEN
- TWO DOUBLE BEDROOMS
- DOUBLE GLAZING
- FRONT AND REAR GARDENS
- EPC RATING 'C'
- LIVING ROOM
- SHOWER ROOM
- BATHROOM
- GAS CENTRAL HEATING
- COUNCIL TAX BAND 'B'
- HOME REPORT VALUE £105,000

**OFFERS OVER £105,000**



**Miller Gerrard are delighted to bring to the market this two bedroomed, two storey, mid terraced villa situated in the popular town of Alyth.**

**Entrance Hallway:** Property is entered by a uPVC front door with obscure glazed window to the side, into the hallway, with doors leading to living room, kitchen and shower room. With under stairs storage cupboard and stairs to first floor.

**Living Room:** The living area is to the front of the property with casement windows.

**Shower Room:** Wet walled walk-in shower area, W.C., wash hand basin and extractor fan.

**Kitchen:** Fitted with base and wall mounted units, stainless steel sink and drainer, five burner gas hob with extractor above and oven and grill below, feature back splash, space for under counter white goods, storage cupboard with boiler and window to the rear. Door leads to the rear garden.

**Bedroom One:** Located the front of property with storage closet and window to the front

**Bedroom Two:** Located to rear of the property with storage closet and window to the rear.

**Bathroom:** Fully wet walled with shower cubicle, wash hand basin with storage underneath, WC, heated towel rail and obscure rear facing window. Extractor fan, vinyl flooring, spot lighting and storage cupboard.

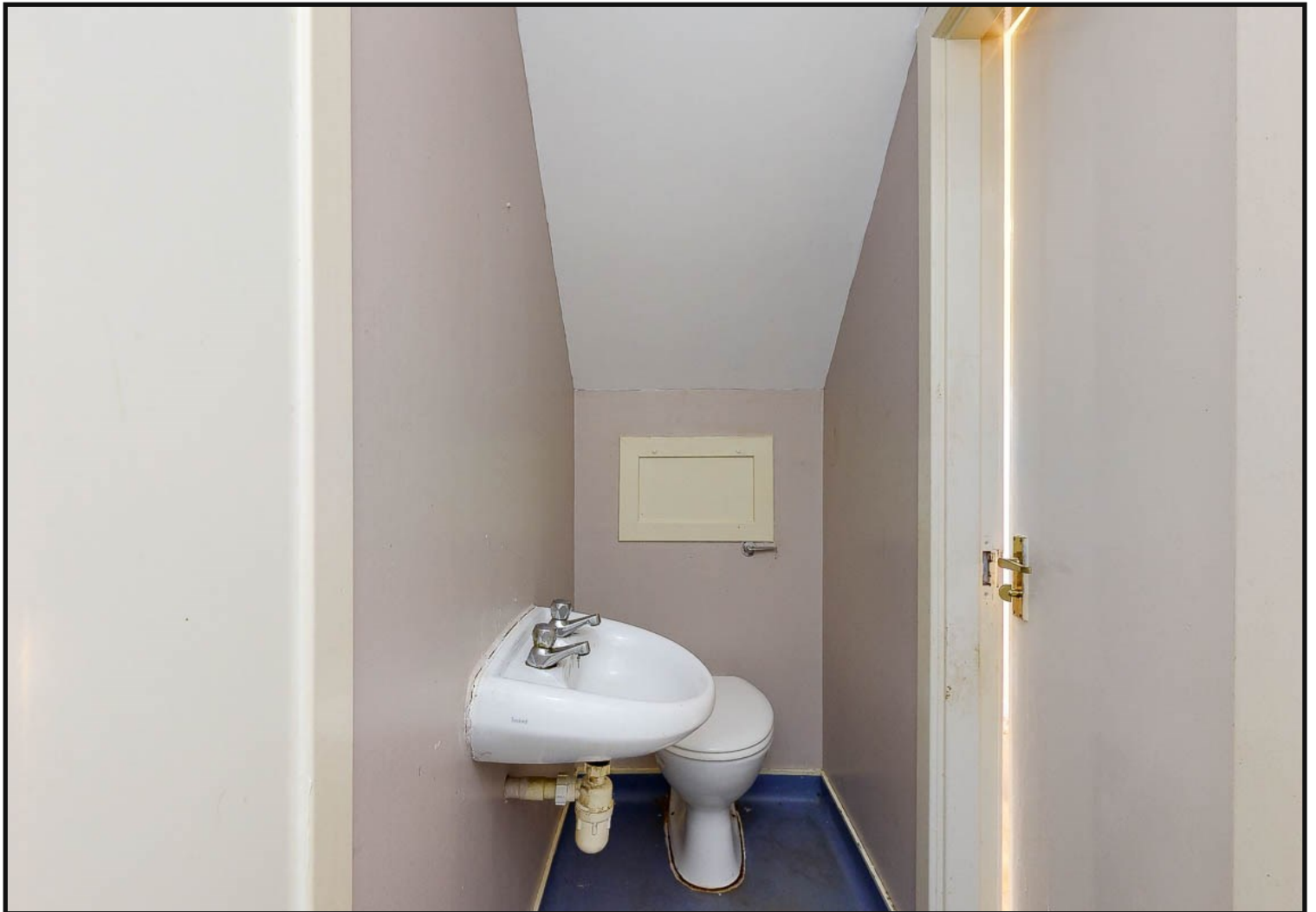
**Exterior:** Front garden is partially paved with gravel areas, shrubbery and is bounded by fencing on all sides. The rear garden is laid in gravel with paving slabs leading to rear access gate and storage shed.

**About the area:** 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.

**TO VIEW: Please contact Miller Gerrard on 01250 873468**

**or email [property@millergerrard.co.uk](mailto:property@millergerrard.co.uk)**















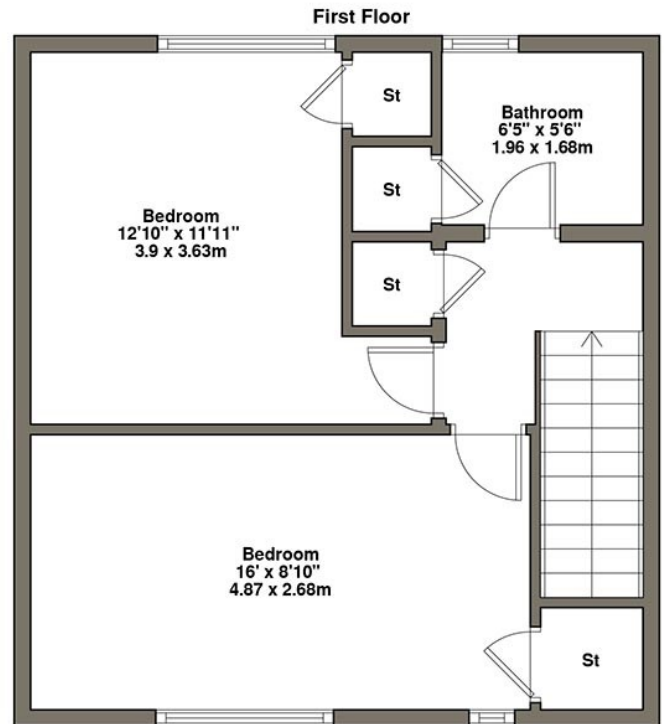
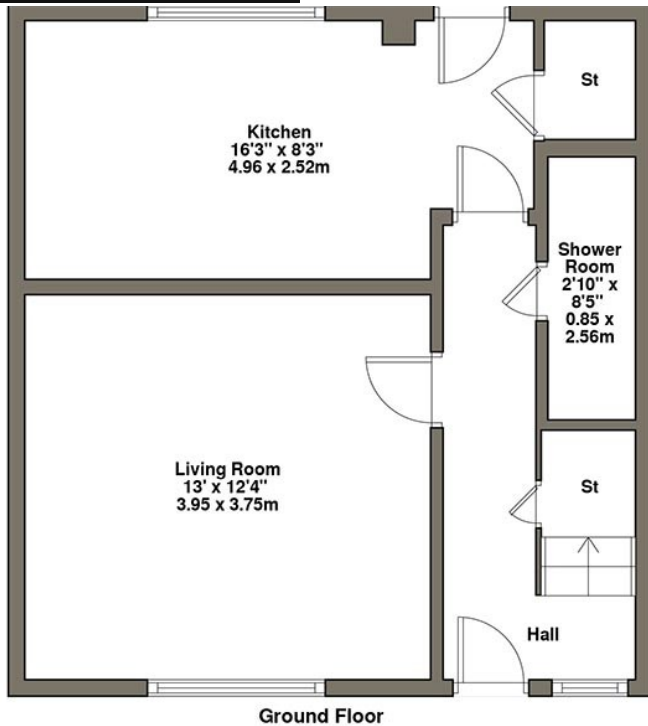








## FLOOR PLAN



6 Beech Court, Alyth, Blairgowrie, PH11 8ER

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	3.95 x 3.75	SHOWER ROOM	2.56 x 0.85
KITCHEN	4.96 x 2.52	BEDROOM ONE	4.87 x 2.68
BEDROOM TWO	3.9 x 3.63	BATHROOM	1.96 x 1.68

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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.

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