

Buy your next home with Next Home

Leading Perthshire Estate Agency

12 Leiffie Terrace, New Alyth, Blairgowrie, PH11 8NE

Offers Over £150,000


NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

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Many thanks for your interest with 12 Leiffie Terrace, New Alyth, Blairgowrie, PH11 8NE.

Next Home Estate Agents dedicate themselves to be available when you are, offering an unbeatable service 7 days a week until 9pm.

We have the largest sales team in Perthshire, operating from our 5 offices throughout Perthshire and delivering more sales than any other estate agent.

Not only are we Perthshire's Number 1 choice but we are also local. One of the reasons we know the local markets so well is because we live here. So let us guide you through the selling and buying process.

If you're a first time buyer we have incentives to help get you onto the property ladder - our consultants can advise you through the whole process.

We offer free, no obligation mortgage advice to all our buyers.

If you have a property to sell, contact us to arrange a valuation. We are renowned in getting our customers moving quicker and at a higher price than our competitors. Put us to the test and get your free valuation today, call 01738 444342.

If you would like to be kept informed of other great properties like this one please register on our hot buyers list, where we will email you of new property listings and property open days.

About the Area

New Alyth is set just outside the town of Alyth and it offers a variety of local amenities including shops, a post office, bank and health centre.

There is a reputable primary school within the town and secondary schooling can be found in Blairgowrie and Kirriemuir.

Blairgowrie is located approximately 5 miles away and offers a further range of shops and recreational facilities. Golf enthusiasts are spoilt for choice with Alyth having its own golf courses and the prestigious Rosemount golf course is located in Blairgowrie.



Property Summary

Next Home are delighted to bring to the market this spacious 3 bedroom end-terraced villa situated in the quiet location of New Alyth.

The property would make the ideal home for a first time buyer with well-presented accommodation set over 2 levels comprising: Entrance hall with built in storage, lounge which is open plan to a dining area, modern kitchen with breakfast bar, 3 bedrooms and a modern shower room.

The back garden is low maintenance with a large patio, shed and gravelled area.

On-street parking can be found to the front of the property. Double glazing and gas central heating throughout



Key property features

- ✓ Ideal for a first time buyer
- ✓ Ideal family home
- ✓ Well-presented
- ✓ Quiet location
- ✓ Close to Dundee & Perth
- ✓ Good storage
- ✓ Modern shower room & kitchen
- ✓ Gas central heating
- ✓ South facing garden
- ✓ On-street parking to the front









Have a property to sell?

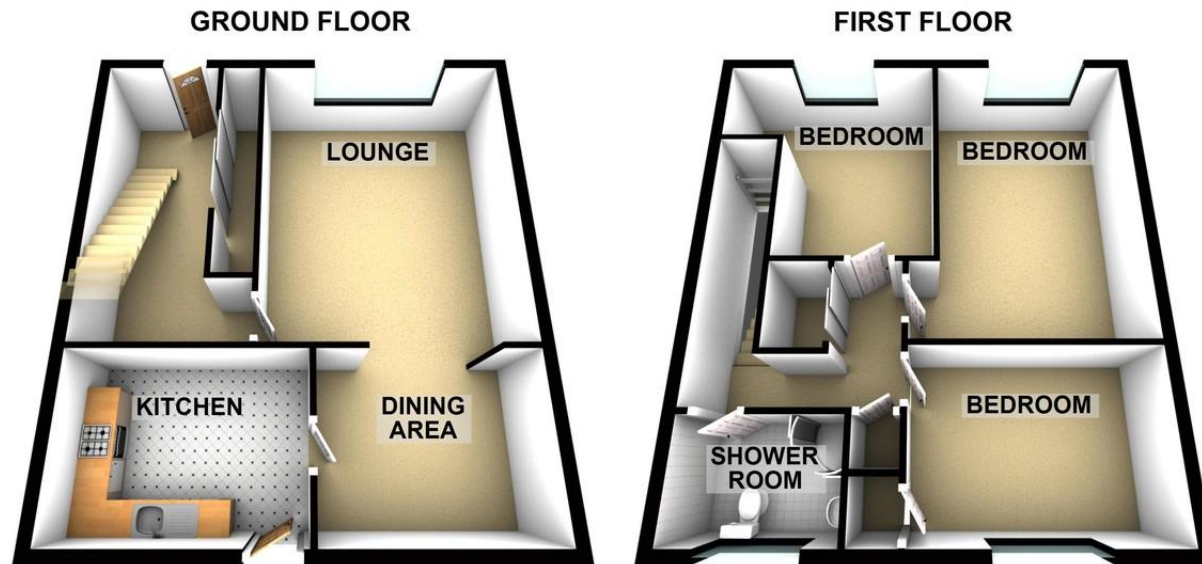
An expert from our local branch will provide you with the most accurate valuation.



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Floorplans





Property Room sizes

HALL

13' 5" x 5' 6" (4.09m x 1.68m)

LOUNGE

13' 3" x 10' 5" (4.04m x 3.18m)

DINING ROOM

10' 2" x 7' 5" (3.1m x 2.26m)

KITCHEN

10' 6" x 9' 7" (3.2m x 2.92m)

BEDROOM

13' 6" x 9' 8" (4.11m x 2.95m)

BEDROOM

10' 2" x 9' 2" (3.1m x 2.79m)

BEDROOM/STUDY

9' 9" x 9' 5" (2.97m x 2.87m)

SHOWER ROOM

6' 1" x 6' 1" (1.85m x 1.85m)

PLEASE NOTE: These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract intending, purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property. All room sizes are approximate and for general guidance only. They cannot be relied upon for fitting carpets, furniture etc.



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TO ARRANGE A VIEWING OF THIS PROPERTY PLEASE TELEPHONE YOUR LOCAL BRANCH BELOW:

63 – 65 George Street, Perth 01738 44 43 42

41 - 43 Allan Street, Blairgowrie..... 01250 39 80 02

47a Atholl Road, Pitlochry..... 01796 54 80 14

1a James Square, Crieff.....01764 65 00 44

211 High Street, Auchterarder.....01764 66 36 66

Email sales@nexthomeonline.co.uk

For more information about Next Home and our services please visit www.nexthomeonline.co.uk

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