

# MILLER GERRARD

Solicitors and Estate Agents



## ARCH VIEW, 1 HIGH STREET, ALYTH, PH11 8DW

**A GENEROUS SIZED FOUR BED, DETACHED STONE VILLA SITUATED IN THE HEART OF ALYTH.**

- ENTRANCE VESTIBULE
- DINING ROOM
- SHOWER ROOM
- FOUR BEDROOMS
- REAR COURTYARD / DRIVEWAY
- DOUBLE GLAZING
- EPC RATING 'D'
- LIVING ROOM
- KITCHEN
- UTILITY ROOM
- FAMILY BATHROOM
- GAS CENTRAL HEATING
- COUNCIL TAX BAND 'D'
- HOME REPORT VALUE £220,000

**OFFERS OVER £220,000**

**Miller Gerrard** are delighted to bring to the market this spacious, four bedroomed detached villa, located a short walk from Alyth town centre.

**Entrance Hallway:** The entrance vestibule features quarry tiled flooring, stained glass window door with stained glass window above. A fifteen panel door leads to the hallway. The hallway has feature arches, oak flooring, cornicing and stairs to upper level.

**Living Room:** Large casement windows to front and side, carpet, cornicing, coal fire with mantle and hearth, built in storage and Edinburgh press.

**Dining Room:** Oak flooring, large casement window to the front, coal fire with timber mantle and stone hearth

**Kitchen:** A generous sized breakfasting kitchen, wall and base units, modern splash back tiling, a six-burner gas hob, double oven, grill and Belfast sink with window above. Oak flooring. There is plenty of space for a dining table and chairs.

**Shower Room:** Tiled wet room with WC, wash hand basin with storage cupboard underneath, rain fall shower and downlighting.

**Utility Room:** Laminate flooring, stainless steel sink and drainer, boiler, base and wall units with worktop. Access to rear courtyard.

**Carpeted stairs lead to the first floor where there are four generous sized bedrooms and a family bathroom.**

**Family Bathroom:** WC, corner bath with shower above, Velux window, hand wash basin with storage below and downlighting.

**Exterior:** To the rear is a mono blocked private courtyard which could also be used as a driveway if preferred.

**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.





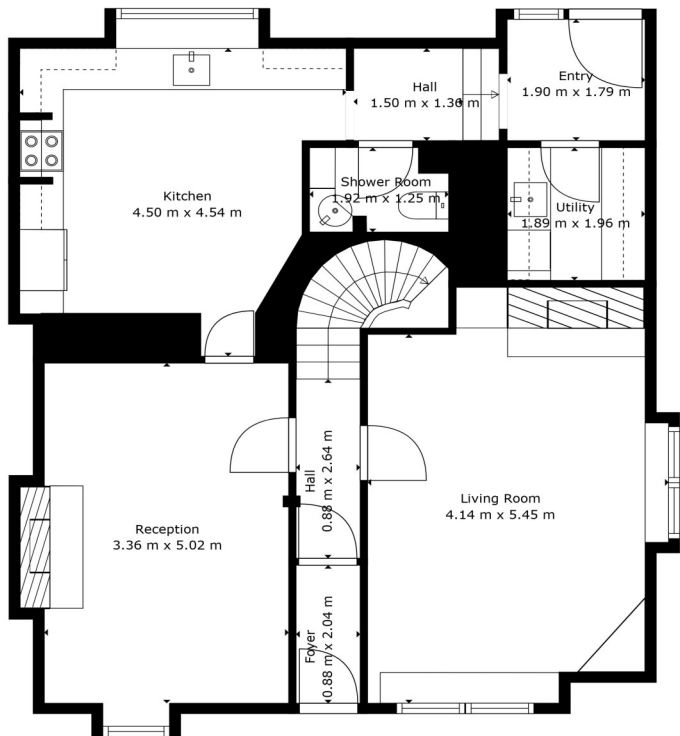




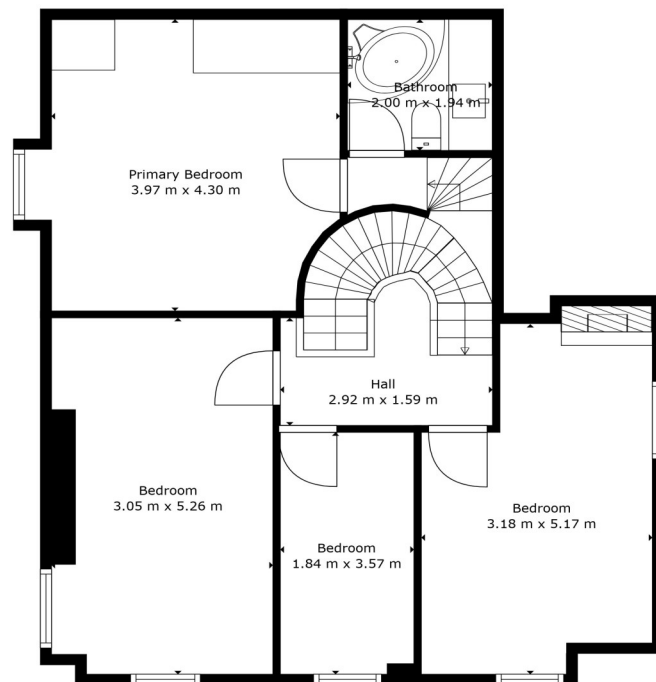




# FLOOR PLAN



Floor 1



Floor 2

**TOTAL: 153 m2**  
 FLOOR 1: 83 m2, FLOOR 2: 70 m2  
 EXCLUDED AREAS: BAY WINDOW: 2 m2, FIREPLACE: 0 m2  
 Illustration 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	5.45 x 4.14	DINING ROOM	5.02 x 3.36
KITCHEN	4.54 x 4.5	SHOWER ROOM	1.92 x 1.25
UTILITY ROOM	1.96 x 1.89	BEDROOM ONE	4.3 x 3.97
BEDROOM TWO	5.26 x 3.05	BEDROOM THREE	5.17 x 3.18
BEDROOM FOUR	3.57 x 1.84	BATHROOM	2.0 x 1.94

**MILLER GERRARD**  
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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 THIS PROPERTY:**

Please contact Miller Gerrard on 01250 873468 or email [property@millergerrard.co.uk](mailto:property@millergerrard.co.uk)

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