

MILLER GERRARD

Solicitors and Estate Agents



**2A CAIRNLEITH STREET
ALYTH
PH11 8BD**

**OFFERS OVER
£130,000**

**EPC RATING 'D'
COUNCIL TAX BAND 'A'**



A well presented two bed end— terrace two storey villa in a quiet residential area of Alyth.

Entrance Hallway: Bright and spacious, with original flooring, giving access to the downstairs accommodation and the stairway to the upper floor, storage cupboard.

Living Room: A lovely bright room with dual aspect windows, a fireplace with open fire, wooden flooring.

Kitchen: Located off the living room, floor and wall fitted units, electric oven, induction hob, stainless steel sink, tiled floor, window to the rear of the property.

Bedroom: Located on the ground floor, currently used as a second lounge/ study. There are two storage cupboards, window overlooking the garden, carpet and an en-suite which has shower, WC and sink.

Carpeted staircase, with open spindles and wooden handrail give access to the upper floor.

Bedroom 2: Spacious bright double bedroom, storage cupboard, room for freestanding furniture, carpet and window to the front of the property.

Bathroom: Lovely big room with shower over bath, sink and WC, lino floor, wet wall.

Exterior: To the front of the property there is a shared garden. There is a shed and a bench that go along with the property.







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, Kirriemuir and Forfar, as well as the larger cities of Dundee and Perth. There are thriving sports clubs, cultural organisations and several golf courses locally. The beautiful Perthshire countryside is virtually on the doorstep with a wide variety of walks around Blairgowrie and more adventurous routes available in Strathardle, Glenshee and Glenisla, approximately 30 minutes by car.

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SOLICITORS & ESTATE AGENTS

THE STUDIO

13 HIGH STREET

BLAIRGOWRIE

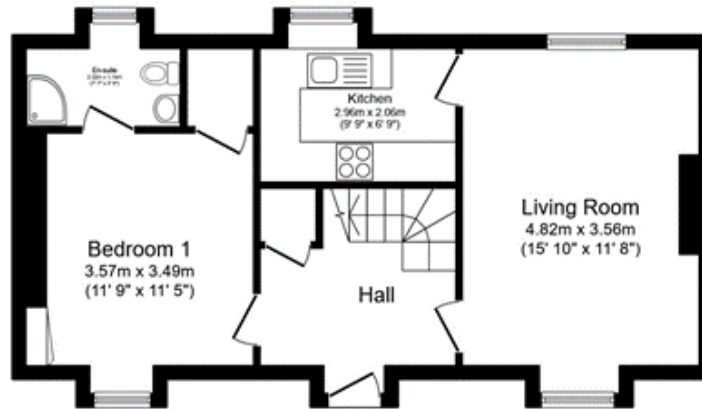
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TEL: 01250 873468

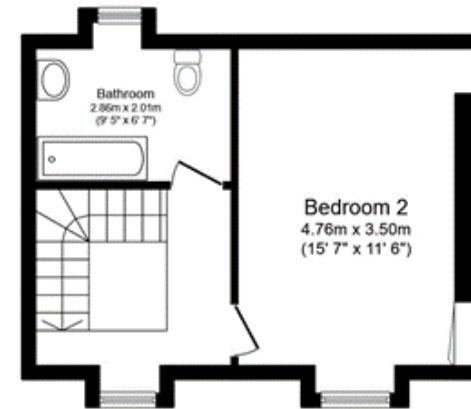
EMAIL: property@millergerrard.co.uk

www.millergerrard.co.uk





Ground Floor
Floor area 50.2 sq.m. (540 sq.ft.)



First Floor
Floor area 32.6 sq.m. (351 sq.ft.)

Total floor area: 82.8 sq.m. (891 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

ROOM DIMENSIONS	(in meters)		(in meters)
LIVING ROOM	4.82 X 3.56	KITCHEN	2.96 X 2.06
BATHROOM	2.86.2.01	BEDROOM 1	3.57 x 3.49
BEDROOM 2	4.76 x 3.50		

Please note - if any domestic appliances are included in the price, they must be accepted as seen, with no guarantee as to their condition. 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.

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

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