



Buy your next home with Next Home

Leading Perthshire Estate Agency

4a Commercial Street, Alyth, Blairgowrie, PH11 8AF

Offers Over £65,000

■■■■■
NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

4a Commercial Street, Alyth, Blairgowrie, PH11 8AF

Many thanks for your interest with 4a Commercial Street, Alyth, Blairgowrie, PH11 8AF.

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

The town of Alyth 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

Set in the heart of the popular Perthshire town of Alyth, this appealing one-bedroom first-floor apartment offers well-proportioned accommodation and a convenient central location, with pleasant views across the river and towards the town centre. Ideal for first-time buyers, downsizers, or investors, the property provides comfortable living space with scope to personalise.

The apartment is accessed via a shared entrance, leading into a welcoming entrance hall which connects all rooms.

The spacious double bedroom sits to the front and enjoys attractive open views over the river and the town beyond, creating a bright and relaxing space.

The lounge/dining room offers a flexible main living area with ample room for seating and dining furniture.

Off the lounge is a useful box room, ideal for storage, a home office, or dressing space, and the layout flows through to a kitchen with good workspace and potential to upgrade to individual taste. A bathroom completes the accommodation.

Gas central heating and double glazing throughout.



Key property features

- ✓ Ideal for first time buyers
- ✓ Close to local amenities
- ✓ Popular residential area
- ✓ Close to Dundee & Perth
- ✓ Large double bedroom
- ✓ Chain free
- ✓ Ideal for a Buy to let
- ✓ Gas central heating









An aerial photograph of a suburban residential neighborhood, featuring rows of houses with red brick walls and grey tiled roofs. The houses are interspersed with green lawns and some have small garden sheds or patios. The entire image is covered with a semi-transparent blue filter. Overlaid on this background is white text and a logo.

Have a property to sell?

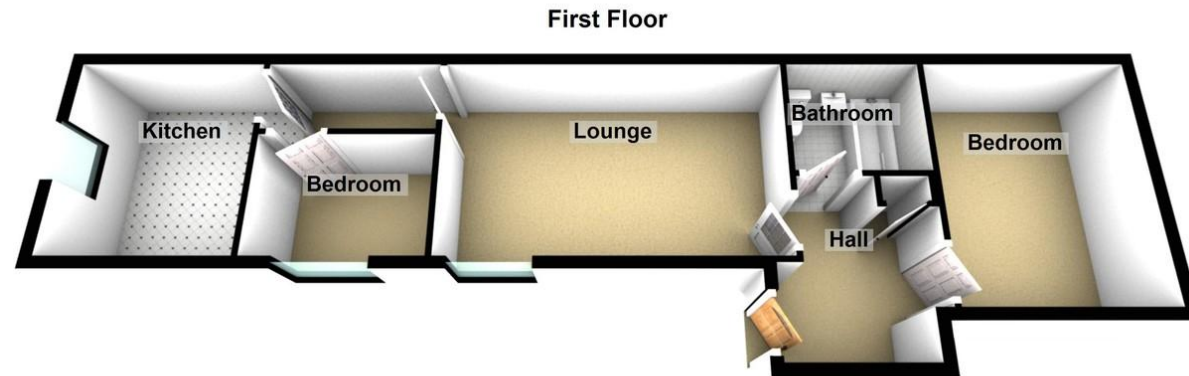
An expert from our local branch will provide you with
the most accurate valuation.



NEXTHOME

ESTATE & LETTING AGENTS

Floorplans



Property Room sizes

ENTRANCE HALL

7' 9" x 6' 5" (2.37m x 1.98m)

LOUNGE/DINER

17' 2" x 10' 2" (5.25m x 3.12m)

KITCHEN

8' 11" x 6' 10" (2.72m x 2.1m)

BEDROOM

13' 6" x 12' 9" (4.12m x 3.91m)

BEDROOM

6' 10" x 6' 1" (2.10m x 1.86m)

BATHROOM

6' 7" x 6' 4" (2.01m x 1.94m)

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.



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

The only Perthshire estate agent available 7 days until 9pm

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.

Registered Office Argyll House, Quarrywood Court, Livingston, West Lothian EH54 6AX. Registered in Scotland No. SC264812. NEXTHOME (Scotland) Ltd is an appointed representative of Kinggate Law Limited, which is authorised and regulated by the Financial Conduct Authority for advising on and arranging mortgages and insurance, broking and debt counselling of consumer credit agreements.



Next Home are proud to be members of the Property Ombudsman Scheme