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Leading Perthshire Estate Agency

20 Airlie View, Alyth, Blairgowrie, PH11 8BF

Offers Over £240,000


NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

20 Airlie View, Alyth, Blairgowrie, PH11 8BF

Many thanks for your interest with 20 Airlie View, Alyth, Blairgowrie, PH11 8BF.

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 reknown 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.

Next Home your number 1 choice for property sales



FREE Valuations



We're open 7 days a week until 9pm



Registered Buyers



No obligation mortgage advice



Conveyancing Quotations



First Time Buyer with No Deposit



Next Home's Buying Guide



Next Home Open Days

About the Area

The town of Alyth offers a variety of local amenities including shops, a post office, library 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.





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Property Summary

Next Home are delighted to bring to the market this immaculately presented three bedroom semi-detached eco home which offers energy-efficient living combined with stylish interiors and generous outdoor space.

The accommodation is entered via a welcoming L-shaped hall, providing good storage, access to the attic space, and entry to all accommodation. To the front, there is a bright and comfortable lounge. To the rear, the spacious open plan kitchen/dining room is ideal for modern living, offering a well-appointed kitchen area and ample space for dining, with direct access to the south-facing garden — perfect for entertaining and family life.

There are three well-proportioned bedrooms, including a principal bedroom with en-suite shower room, along with a contemporary family bathroom.

Externally, the property boasts a large south-facing garden laid to lawn, providing excellent outdoor space. To the front, off-street parking is available for two to three vehicles.

Designed with sustainability in mind, the property benefits from an air source heat pump and triple glazing, ensuring excellent energy efficiency and comfort throughout the year.



Key property features

- ✓ Eco home
- ✓ Triple glazing
- ✓ Air source heat pump
- ✓ Modern build
- ✓ Immaculately presented
- ✓ South facing garden
- ✓ Large plot
- ✓ Popular residential area
- ✓ Principal en-suite
- ✓ Close to local amenities





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Have a property to sell?

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

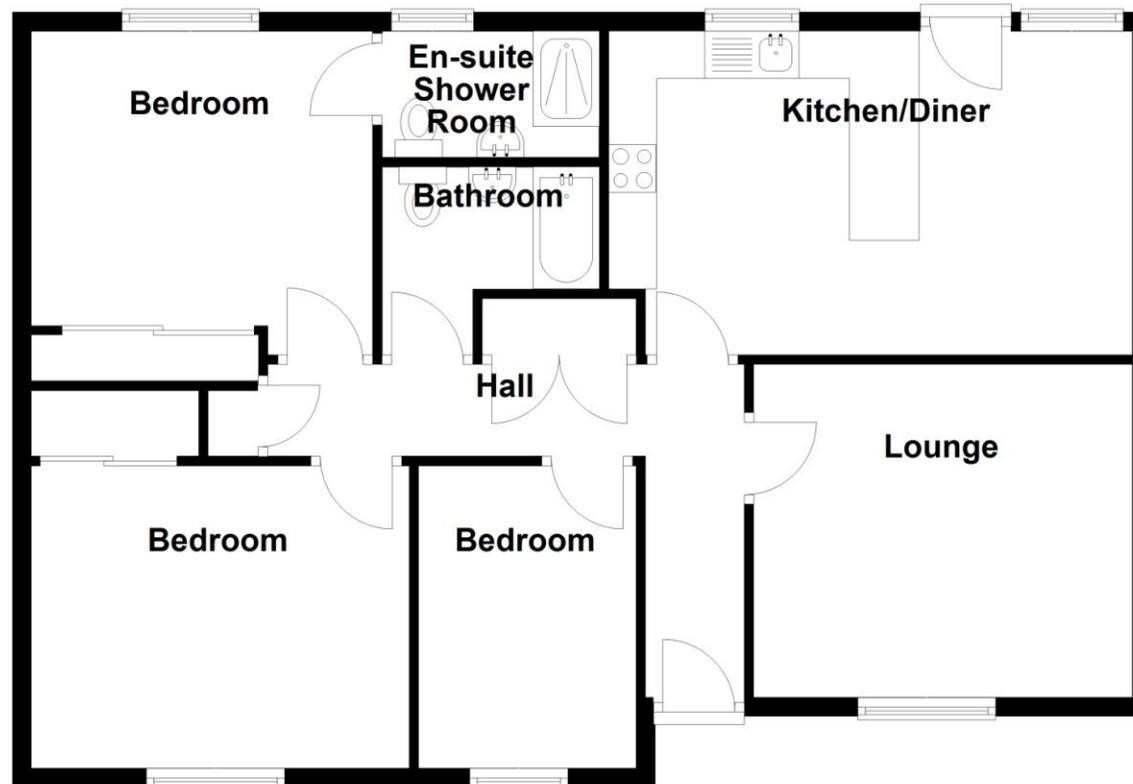


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Floorplans

89 sq metres





Property Room sizes

HALL

12' 7" x 16' 7" (3.84m x 5.05m)

LOUNGE

13' 2" x 12' 5" (4.01m x 3.8m)

KITCHEN/DINER

18' 7" x 11' 2" (5.66m x 3.4m)

BEDROOM

10' 6" x 10' 1" (3.2m x 3.07m)

ENSUITE

7' 6" x 4' 7" (2.29m x 1.4m)

BEDROOM

10' 5" x 9' 8" (3.18m x 2.95m)

BEDROOM

10' 5" x 7' 8" (3.18m x 2.34m)

BATHROOM

7' 2" x 5' 6" (2.2m x 1.7m)

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

The only Perthshire estate agent available 7 days until 9pm

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