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Leading Perthshire Estate Agency

17 Smith Lane, New Alyth, Blairgowrie, PH11 8NH

Offers Over £175,000


NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

17 Smith Lane, New Alyth, Blairgowrie, PH11 8NH

Many thanks for your interest with 17 Smith Lane, New Alyth, Blairgowrie, PH11 8NH.

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

This well-presented and thoughtfully extended two-bedroom semi-detached bungalow offers bright, well-balanced accommodation in good condition throughout, set within a quiet and popular village location.

The property is entered via a welcoming hallway which gives access to a double bedroom, a modern shower room and the lounge. The lounge is a comfortable and inviting space and leads through to the impressive kitchen/dining room extension which forms the true heart of the home.

The modern kitchen is fitted with stylish wall and base units and enjoys excellent natural light from two Velux windows, a large window and an additional side-facing window, creating a bright and airy atmosphere throughout. A woodburning stove adds warmth and character to this sociable space, making it ideal for both everyday living and entertaining.

An inner hallway off the lounge provides access to the second bedroom and also leads directly out to the rear garden.

Externally, the property benefits from a lovely rear garden featuring lawn and decking areas, along with a substantial timber shed offering excellent storage or workshop space.

To the front, there is ample off-street parking



Key property features

- ✓ Extended bungalow
- ✓ Modern finishes
- ✓ Large kitchen/dining area
- ✓ Wood burning stove
- ✓ Quiet location
- ✓ Ideal for a first time buyer
- ✓ Ideal for retirement
- ✓ Gas central heating
- ✓ Close to Dundee & Perth
- ✓ Off-street parking









An aerial photograph of a residential neighborhood, showing rows of houses with red brick walls and grey roofs. The image is overlaid with a semi-transparent blue filter. The houses are arranged in a grid-like pattern, with some featuring gardens and driveways. The overall scene is a typical suburban housing estate.

Have a property to sell?

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



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Floorplans

Ground Floor



Property Room sizes

HALL

LOUNGE

13' 7" x 10' 1" (4.14m x 3.07m)

KITCHEN/DINER

15a' 2" x 13' 1" (4.62m x 3.99m)

BEDROOM

14' 4" x 10' 6" (4.37m x 3.2m)

BEDROOM

11' 1" x 9' 7" (3.38m x 2.92m)

SHOWER ROOM

6' 9" x 5' 2" (2.06m x 1.57m)

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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