



**Building Plot, Strathmore Golf Course, Alyth, PH11 8NZ**



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# Fixed Price £85,000



Next Home are delighted to bring to the market a fantastic opportunity to build a 3 BEDROOM EXECUTIVE DETACHED VILLA situated within a corner plot amongst three other houses on the fringe of Strathmore Golf Course. The plot has the benefit of having all planning work already carried out and the engineering/building warrants have been submitted. There is full planning permission for the erection of a detached 3 bedroom property and the current accommodation with plans submitted comprises of: entrance hall, dining kitchen, utility room, spacious lounge, master bedroom with en-suite on the ground floor level, together with 2 further bedrooms both of which are en-suite on the first floor level. Due to the bedroom on the ground floor this property would lend itself to a range of prospective purchasers from families to retirement alike. The planning application number is 18/01761/FLL and can be accessed via the link below:

<https://planningapps.pkc.gov.uk/online-applications/applicationDetails.do?keyVal=PFS700MKI7I00&activeTab=summary>

The proposed plans are attached together with an architect's impression of the dwelling house which is proposed to be finished to a high standard including Siberian Larch cladding, Denfind stone and slate roof tiles. The property has the benefit of having views over the golf course and is quietly tucked away within a prime semi rural location yet is within close proximity from all amenities in the nearby towns of Alyth and Blairgowrie. Dundee, Perth and a range of further villages are all within easy reach, making this location ideal for the commuter. The property would make an excellent retirement property or holiday let investment for golf enthusiasts due to its fantastic location.

## AREA

The village of Alyth offers a variety of local amenities including shops, a post office and health centre. There is a reputable primary school within the village 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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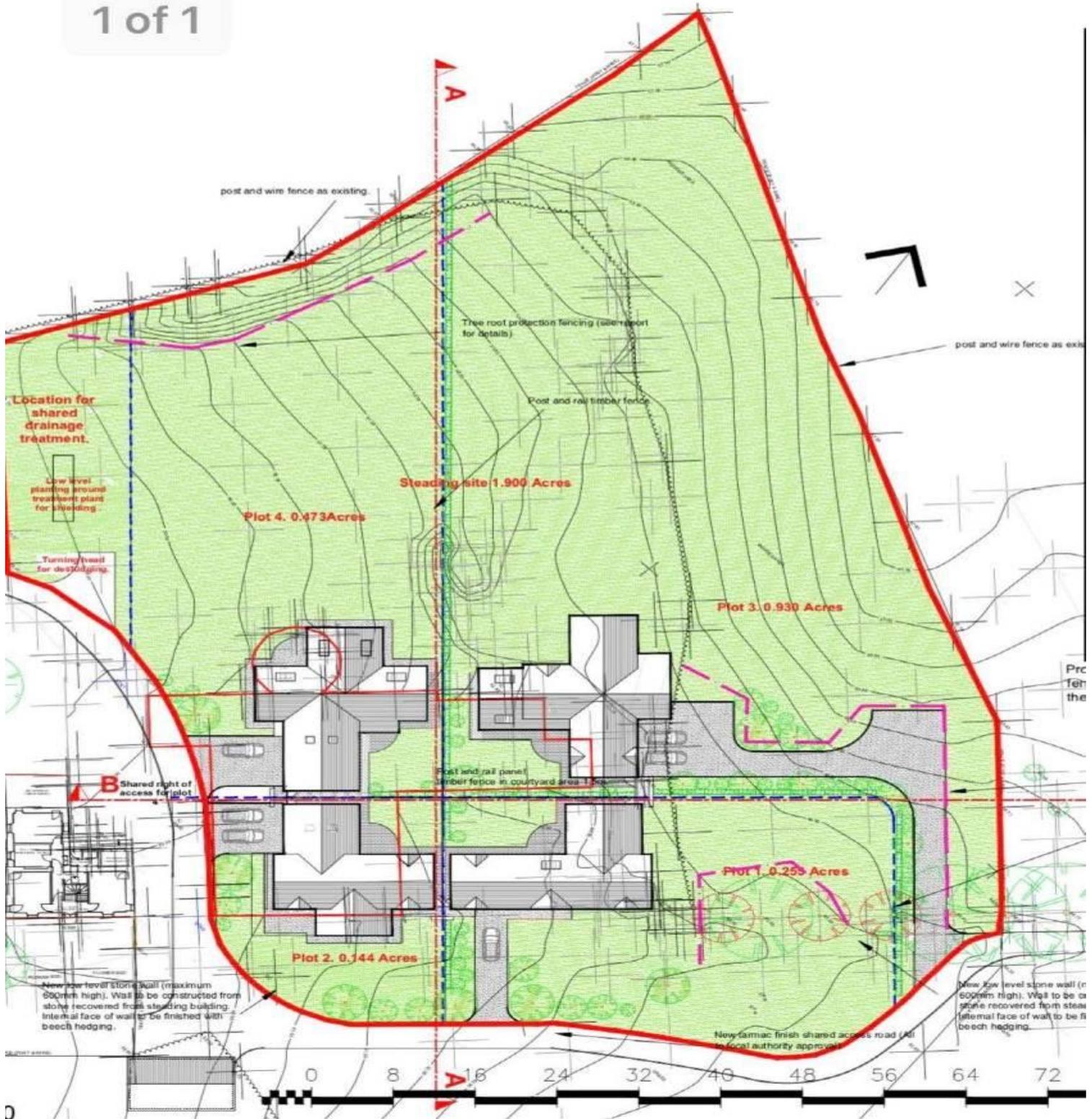
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1 of 1



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