



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



**NEXT HOME™**  
ESTATE & LETTINGS AGENTS

# 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 lends itself to a range of prospective purchasers from families to retirement alike. The planning application number is 18/01761/FLL and can accessed via the link below:

<https://planningapps.pkc.gov.uk/online-applications/applicationDetails.do?keyVal=PFS7O0MKI7I00&activeTab=summary>

The proposed plans are attached together with an architects 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.

### Next Home Estate Agents

63 – 65 George Street,  
Perth,  
01738 44 43 42

1a James Square,  
Crieff,  
01764 65 00 44

211 High Street,  
Auchterarder,  
01764 66 36 66

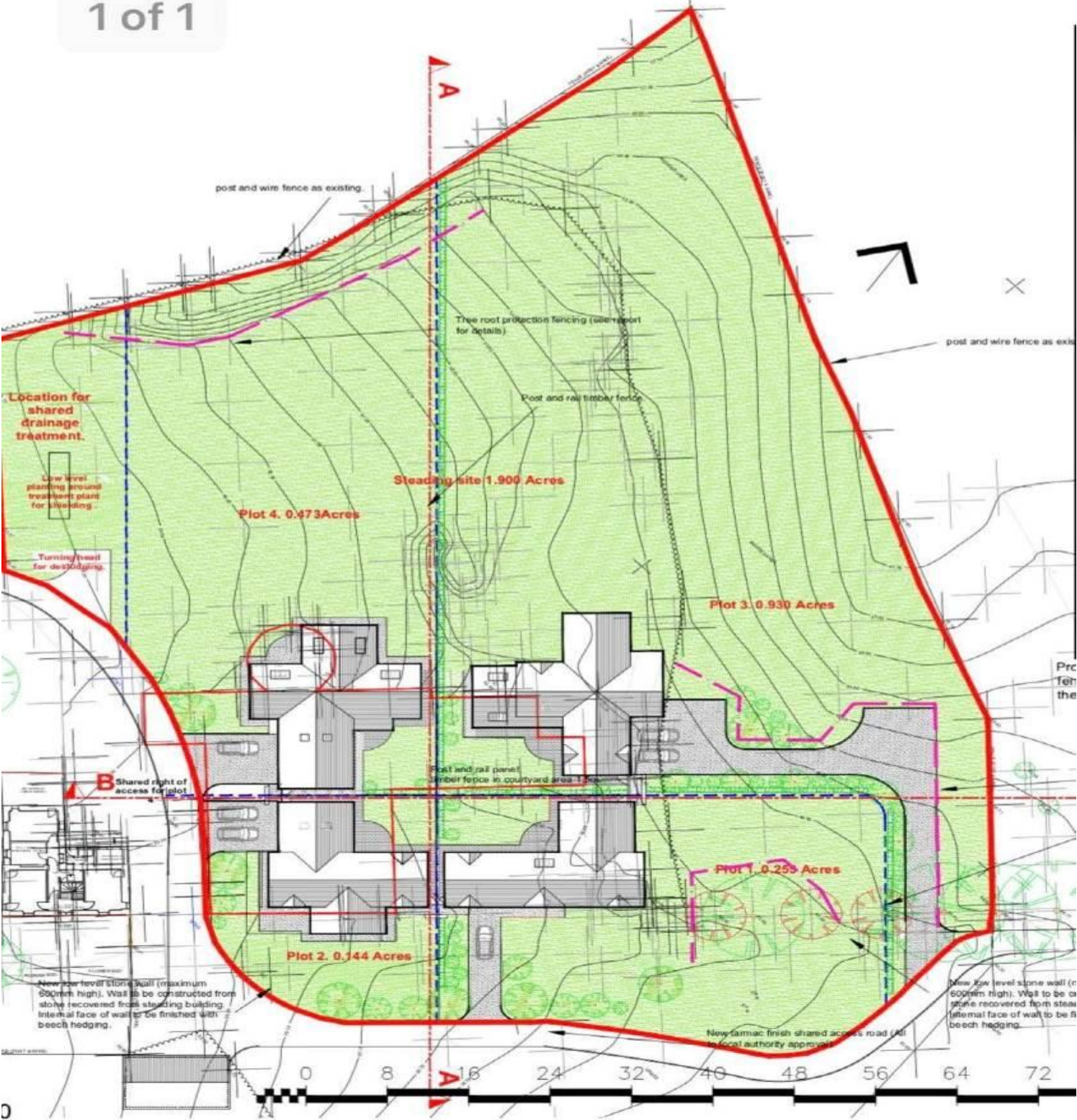
41 – 43 Allan Street,  
Blairgowrie,  
01250 39 80 02

21 Atholl Road,  
Pitlochry,  
01796 54 80 14





1 of 1



Next Home Estate Agents

63 – 65 George Street,  
Perth,  
01738 44 43 42

1a James Square,  
Crieff,  
01764 65 00 44

211 High Street,  
Auchterarder,  
01764 66 36 66

41 – 43 Allan Street,  
Blairgowrie,  
01250 39 80 02

21 Atholl Road,  
Pitlochry,  
01796 54 80 14



**NEXT HOME**<sup>TM</sup>  
ESTATE & LETTINGS AGENTS

### Valuation on your own property

Valuation on your own property: If you would like to know how much your property might achieve in today's market, we are pleased to offer a free market appraisal with no obligation. We are now available 7 days till 9pm - just call 01738 444342 to arrange an appointment.

[www.nexthomeonline.co.uk](http://www.nexthomeonline.co.uk)

Next Home Estate Agents  
63 – 65 George Street, Perth – 01738 44 43 42  
41 – 43 Allan Street, Blairgowrie – 01796 54 80 14  
21 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](mailto:sales@nexthomeonline.co.uk)

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.