

MILLER GERRARD

Solicitors and Estate Agents

**PRICE
REDUCTION**



21 AIRLIE STREET, ALYTH, PH11 8AH

A substantial 4/5 bedroom mid terraced two storey dwelling house with excellent storage, large basement and rear garden with off street parking.

- Lounge
- Kitchen/Dining
- Utility/WC
- 4 Large Double Bedrooms
- Office or 5th Bedroom
- Bathroom with Shower
- Gas Central Heating, Double Glazing
- EPC Band 'C' Council Tax Band 'D'
- Home Report Value £ 170,000

OFFERS OVER £ 160,000

This generously proportioned mid terraced 4/5 bedroom dwelling house is situated within a mixed residential and commercial location in the centre of Alyth where local services and facilities are available.

The accommodation is split over three floors with a basement which houses the boiler providing excellent storage facilities. There is a large spacious open Hallway featuring the staircase to the upper floor. A large Lounge boasts a bright front facing window with alcove, feature fireplace and coving. The Kitchen/Dining room is well equipped and has an excellent range of base, wall and drawer units with coordinating worktops. There is a family sized 5 burner gas hob, a double oven, extractor, stainless steel sink, slim-line dishwasher and a good sized breakfast bar, suitable for convenient dining. A rear door takes you to the external stairs leading down to the garden and parking area. There is a large Laundry/WC with WHB. Upstairs there are 4 extremely spacious double bedrooms, all with bright windows and all fitted with double wardrobes. A front facing office or 5th bedroom and a well appointed Bathroom with WC, WHB, bath and large walk in shower completes the first floor.

This substantial home benefits from gas central heating and double glazing throughout, a good sized rear garden and off street parking.

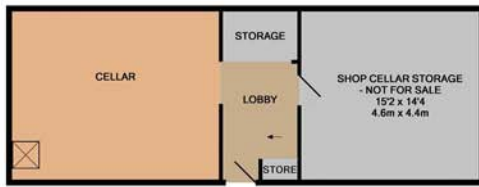
The picturesque and historical town of Alyth is situated approximately 40 minutes from Perth and 30 minutes from Dundee with onward rail and motorway connections. It is surrounded by beautiful Perthshire countryside with easy access to walking in Glenisla and skiing in Glenshee.

Local amenities include shops, small supermarkets, primary school and Health Centre. There are thriving sports clubs including several golf courses within a few minutes' drive of the property. It is approximately 15 minutes by car to Blairgowrie with its large supermarkets, senior school, recreation centre with swimming pool, dental surgery and cottage hospital.

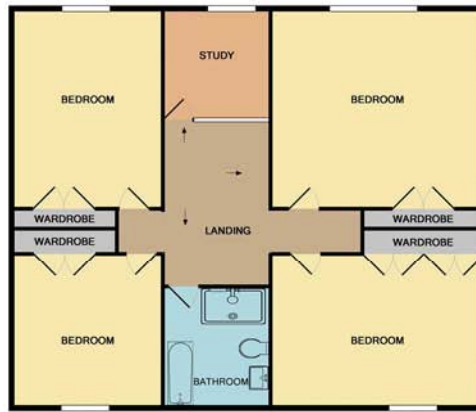




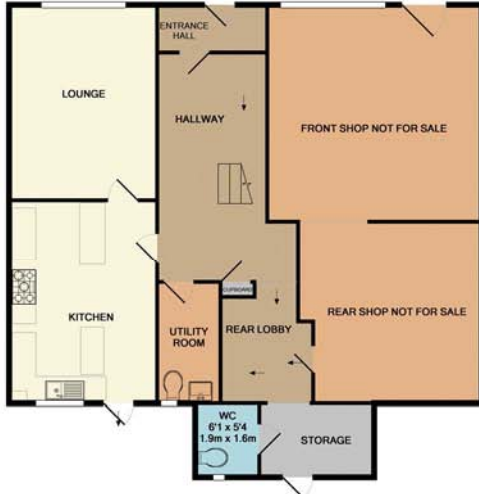
FLOOR PLAN



BASEMENT LEVEL



1ST FLOOR



GROUND FLOOR

IT MUST BE NOTED THAT THE REAR PROJECTION IS USED PARTLY AS TOILET FACILITIES FOR THE SHOP AND IS ALSO THE EMERGENCY EXIT TO THE REAR GARDEN, AGAIN FOR THE SHOP.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix @2017

ROOM DIMENSIONS	(in meters)		(in meters)
LOUNGE	4.76 X 3.72	BEDROOM REAR 9RHS FROM FRONT)	3.94 X 3.79
KITCHEN/DINING	4.20 X 3.63	BATHROOM	2.95 X 2.74
LAUNDRY/WC	2.90 X 1.49	BEDROOM FRONT (LHS FROM FRONT)	5.42 X 5.05
OFFICE/BEDROOM 5	2.75 X 2.50	BEDROOM REAR (LHS FROM FRONT)	5.05 X 4.32
BEDROOM FRONT (RHS FROM FRONT)	5.02 X 3.71	BASEMENT	5.37 X 4.32

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Please note - if any domestic appliances are included in the price, they must be accepted as seen, with no guarantee as to their condition.

It is strongly recommended that any interested party should read the Home Report on the property. Any matters concerning the property mentioned in the Home Report should be considered to have been disclosed by these particulars of sale.

TO VIEW

Please contact Miller Gerrard Solicitors 01250 873468

Alternatively, when our office is closed, please contact the staff at PSPC (Perth Solicitors' Property Centre) who will be happy to arrange viewings. Telephone (01738) 635301 on weekdays 08:30 am to 9:00 pm. Saturdays 9 am to 4 pm and Sundays 10 am to 4 pm



THE ABOVE PARTICULARS, WHILE BELIEVED TO BE TRUE, ARE NOT GUARANTEED AND WILL NOT BE HELD TO FORM PART OF ANY CONTRACT OF SALE