

MILLER GERRARD

Solicitors and Estate Agents



21 AIRLIE STREET, ALYTH, PH11 8AH

A mid terraced two storey dwelling house with basement.

Accommodation comprises Entrance Vestibule and Hall,
Lounge, Kitchen/Dining and Utility Room/WC.

4 Double Bedrooms, Office or 5th Bedroom,
Bathroom with Shower.

OFFERS OVER £170,000

This generously proportioned mid terraced 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 the basement which houses the boiler, providing excellent storage facilities. There is a spacious open Hallway featuring the staircase to the upper floor. A large Lounge boasts a bright front facing window with alcove, feature fire-place and coving. The Kitchen/dining room is well equipped with a wide range of base, wall and drawer units with coordinating worktops, a 5 burner gas hob, double oven, extractor, stainless steel sink, slim-line dishwasher and 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 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 house benefits from gas central heating, double glazing, 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 3 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 and cottage hospital.



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LOUNGE



LOUNGE



KITCHEN/DINING



KITCHEN/DINING



LAUNDRY/WC



OFFICE/BEDROOM₅



BEDROOM₃



BEDROOM₄

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BEDROOM₁



BEDROOM₂



BATHROOM



INNER HALL/STAIR



FRONT



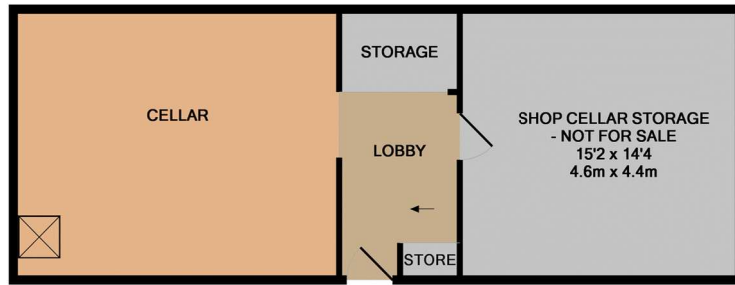
FRONT



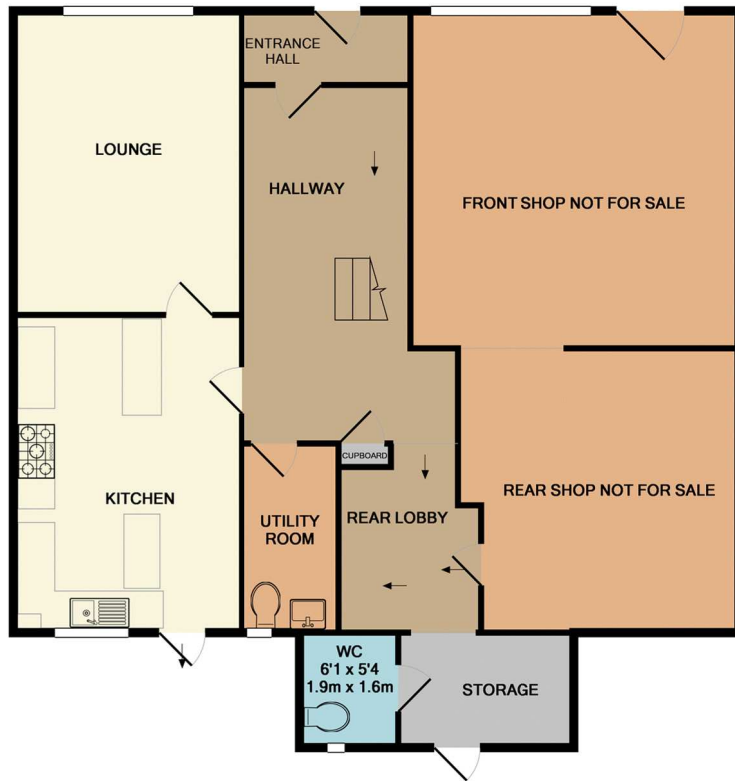
REAR



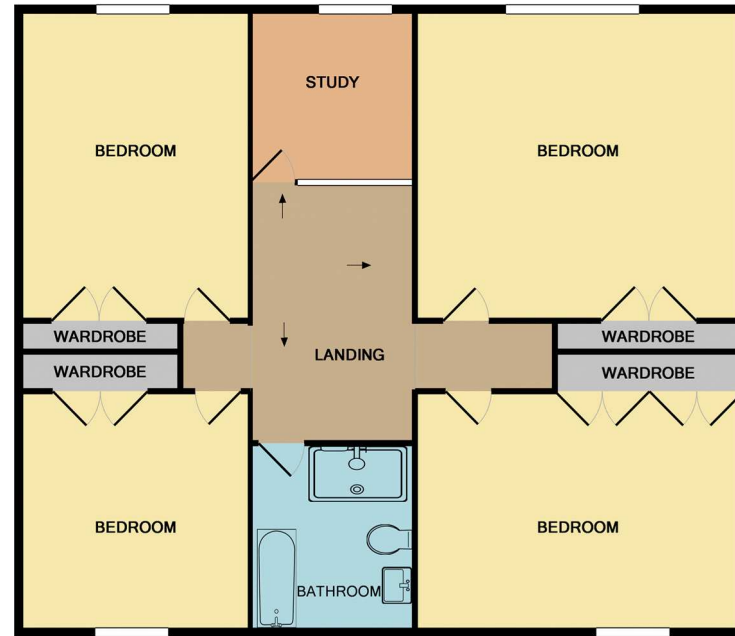
REAR



BASEMENT LEVEL



GROUND FLOOR



1ST 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
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ROOM DIMENSIONS:

Lounge	4.76 m x 3.72 m
Kitchen/Dining	4.20 m x 3.63 m
Laundry/WC	2.90 m x 1.49 m
Office/Bedroom 5	2.75 m x 2.50 m
Bedroom Front (RHS from front)	5.02 m x 3.71 m
Bedroom Rear (RHS from front)	3.94 m x 3.79 m
Bathroom	2.95 m x 2.74 m
Bedroom Front (LHS from front)	5.42 m x 5.05 m
Bedroom Rear (LHS from front)	5.05 m x 3.93 m
Basement	5.37 m x 4.32 m

LOCATION MAP:



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Home Report Value £ 170,000

EPC Band ' C '

Central heating – Gas Central Heating

Council Tax Band – ' D '

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 on 01250 873468.

Alternatively, when our office is closed, please contact the staff at PSPC (Perth Solicitors' Property Centre) who will be happy to arrange viewing – telephone 01738 635301 on week-days 8.30 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.

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