

MILLER GERRARD

Solicitors and Estate Agents



17 AIRLIE VIEW, ALYTH, PH11 8BF

A THREE BEDROOM, SEMI-DETACHED VILLA LOCATED IN THE POPULAR TOWN OF ALYTH.

- ENTRANCE HALLWAY
- DINING ROOM
- THREE BEDROOMS
- GUEST WC
- LARGE WORKSHOP
- ELECTRIC HEATING
- COUNCIL TAX BAND 'D'
- HOME REPORT VALUE £150,000
- LIVING ROOM
- KITCHEN
- FAMILY BATHROOM
- FRONT AND REAR GARDENS
- OFF STREET PARKING
- DOUBLE GLAZING
- EPC BAND 'E'

OFFERS OVER £150,000

Miller Gerrard are delighted to bring to the market this three bedroomed, semi-detached villa situated in the popular town of Alyth. The property will appeal to a number of buyers and early viewing is highly recommended.

Entrance Hallway: Laminate flooring, side facing window, carpeted stairs leading to first floor.

Guest W.C.: With W.C. and wash hand basin.

Open Plan Living Room/Dining room: The living area is to the front of the property with casement windows, infra-red ceiling panels, carpet and a large storage cupboard with lighting. Dining area is to the rear of the property with laminate flooring and patio door to the rear garden.

Kitchen: Fitted with base and wall mounted units, standalone electric oven with extractor above, tiled backsplash, under counter white goods and window to the rear.

Bedroom One: Facing rear garden, mirror fronted built in wardrobes and carpet.

Bedroom Two: Located to front, built in wardrobe, carpet, dual front facing windows.

Bedroom Three: Located to front with carpet, single front facing window.

Bathroom: Shower over bath and shower screen, wash hand basin, WC and obscure rear facing window. Tiled with wood paneling, extractor, vinyl flooring and spot lighting.

Exterior: Front garden laid to lawn with driveway area and fencing on both sides. The rear garden has a patio area, large workshop shed with electric, raised beds and lawn area.

About the area: Alyth Primary School is a short distance away and the property is in the catchment area of Blairgowrie High School. This property is also superbly located for the commuter with access to Blairgowrie, Kirremuir and Forfar, as well as the larger cities of Dundee and Perth.

TO VIEW: Please contact Miller Gerrard on 01250 873468 or email property@millergerrard.co.uk













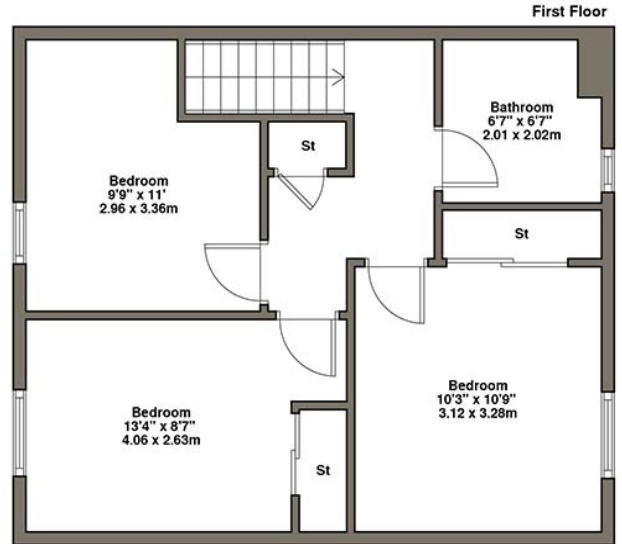
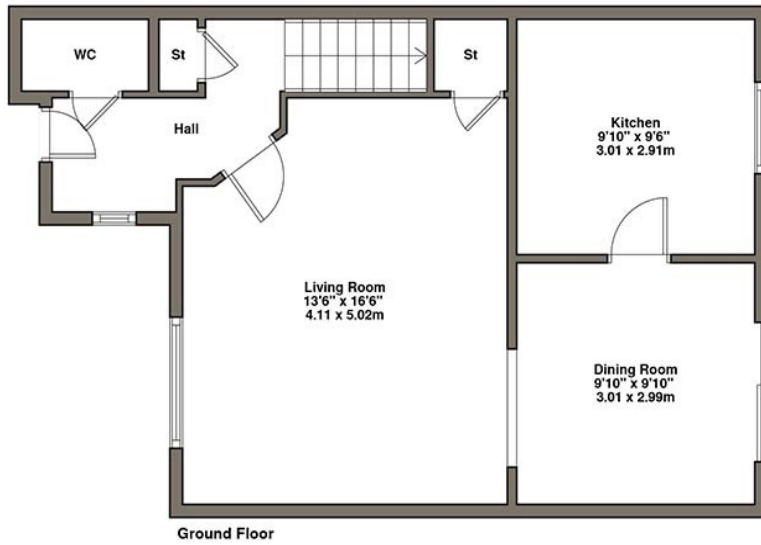








FLOOR PLAN



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Plan not to scale.
For illustrative purposes only.



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.

| ROOM DIMENSIONS | (in meters) | (in meters) | (in meters) |
|-----------------|-------------|---------------|-------------|
| LIVING ROOM | 5.02 x 4.11 | BEDROOM TWO | 4.06 x 2.63 |
| DINING ROOM | 3.01 x 2.99 | BEDROOM THREE | 3.36 x 2.96 |
| KITCHEN | 3.01 x 2.91 | BATHROOM | 2.02 x 2.01 |
| BEDROOM ONE | 3.28 x 3.12 | | |

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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.

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