

# MILLER GERRARD

Solicitors and Estate Agents



**THE BUNGALOW / ROOFTOPS, GLENREE, ALYTH, BLAIRGOWRIE, PH11 8EA**

**A SPACIOUS 6 BED DETACHED VILLA, WHICH HAS BEEN EXTENDED UPWARDS TO PROVIDE TWO LARGE AND SEPARATE LIVING SPACES. LOCATED ON THE OUTSKIRTS OF THE HISTORIC TOWN OF ALYTH, AND PROVIDING EASY ACCESS TO THE LOCAL AMENITIES.**

- ENTRANCE PORCH
- TWO LOUNGE / DINING ROOMS
- THREE BATHROOMS
- GAS CENTRAL HEATING
- LARGE GARDENS & GARAGE
- EPC BAND 'D'
- HALLWAY
- TWO KITCHENS
- SIX BEDROOMS
- DOUBLE GLAZING
- COUNCIL TAX BAND 'C'
- HOME REPORT VALUE £260,000

**OFFERS OVER £260,000**

A spacious 6 bed detached villa, which has been extended upwards to provide two large and separate living spaces, one on the first floor and one at ground level both with three bedrooms.

The property comprises of two lounges, two kitchens, two bathrooms and six bedrooms.

Benefiting from gas central heating, double glazing, gardens and driveway.

The accommodation on the first floor comprises entrance porch, hallway, lounge / dining room, kitchen, master bedroom en-suite two further double bedrooms, shower room.

The first floor property is accessed by a side stair with entry to the porch and hallway.

Lounge: A bright room with dual aspect windows, fitted carpet and coving. A feature stone built fireplace with electric fire, display recesses with storage below. An alcove leads to the dining area with storage and feature full length window with safety railings.

Master Bedroom: A bright room with fitted carpet and large window over looking the garden and fields beyond. There is an en-suite bathroom comprising of WC, wash hand basin with storage below, corner bath with shower above and tiling.

Kitchen: Fitted with a range of both base and wall units, there is a stainless steel sink with mixer tap, gas hob with oven below, washing machine, tumble dryer and integrated fridge. Also provides spectacular open views of the surrounding countryside.

Bedroom 2: Double sized carpeted room with built-in wardrobes and fabulous open views of the countryside

Bedroom 3: Double sized carpeted room with free standing wardrobes.

The ground level property comprises large entrance, hallway, spacious lounge / dining room, kitchen, family bathroom and three double bedrooms.

The property enters via a covered porch into the hallway with storage.

Lounge / Dining Room: A spacious bright lounge / dining room with laminate flooring and windows to the side and front of the property.

Kitchen: Located to the rear of the dining room, fitted with a range of both floor and wall mounted units with stainless steel sink, gas hob with oven below and patio doors leading to the garden.

Bathroom: WC, wash hand basin, bath with shower over and tiled around, tiled flooring and high level window.

There are three double bedrooms, one to the rear, one to the side and one facing the front of the property. All have large windows and fitted carpets.

Please note this property is two dwellings, with separate Council Tax accounts, however is being marketed and sold as one property.

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 the beautiful Perthshire countryside with easy access to walking in Glenisla and skiing in Glenshee. The areas natural beauty can be seen at Cairngorms National Park, Camperdown Country Park and Templeton Woods, while Meigle Museum and Gateway to the Glens Museum are cultural highlights.

Local amenities include privately run hotels, unique shops, small supermarkets, primary school, dental surgery and health centre. There are thriving sports clubs including several golf courses within a few minutes drive of the property, and there are well supported and friendly community clubs. Blairgowrie, where you will find larger supermarkets, senior school, a recreation centre with swimming pool, and the cottage hospital is approximately 10 minutes by car.





















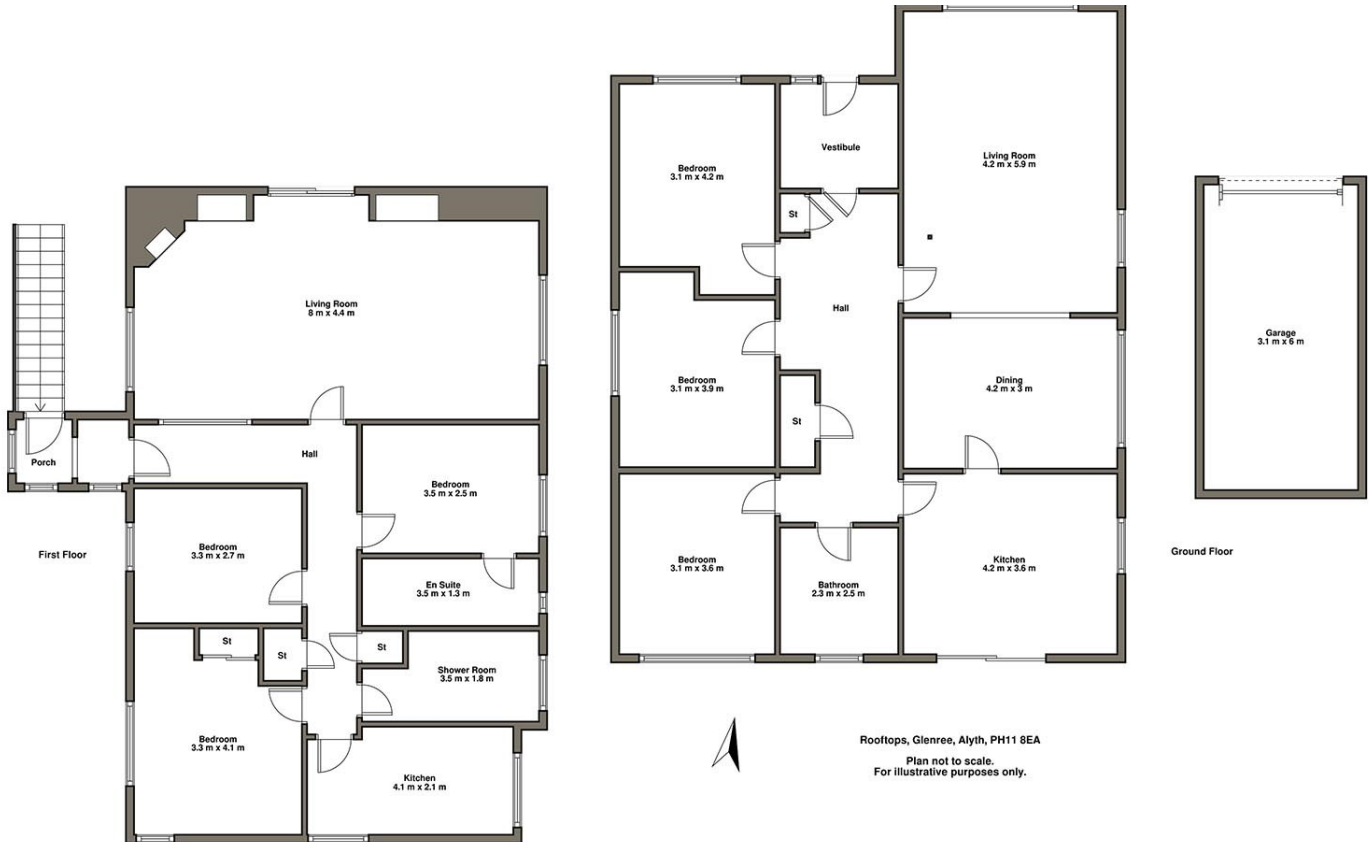








# FLOOR PLAN



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) |
|-----------------|-------------|-------------|-------------|
| LIVING ROOM     | 8.0 X 4.40  | KITCHEN     | 4.10 X 2.10 |
| BEDROOM         | 3.50 X 2.50 | BEDROOM     | 3.30 X 2.70 |
| BEDROOM         | 3.30 X 4.10 | SHOWER ROOM | 3.50 X 1.80 |
| LIVING ROOM     | 4.20 X 5.90 | DINING ROOM | 4.20 X 3.0  |
| KITCHEN         | 4.20 X 3.60 | BEDROOM     | 3.10 X 4.20 |
| BEDROOM         | 3.10 X 3.90 | BEDROOM     | 3.10 X 3.60 |
| BATHROOM        | 2.30 X 2.50 | GARAGE      | 3.10 X 6.0  |

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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 09:00 am to 5:00 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**