MILLER GERRARD Solicitors and Estate Agents



47 SPRINGBANK ROAD, ALYTH, PH11 8BG

A WELL PROPORTIONED TWO BED FIRST FLOOR APARTMENT, IN NEED OF MODERNISATION, LOCATED IN A POPULAR RESIDENTIAL AREA OF ALYTH PROVIDING EASY ACCESS TO ALL LOCAL AMENITIES.

- ENTRANCE HALLWAY
- LIVING ROOM
- SHOWER ROOM
- GAS CENTRAL HEATING
- ON STREET PARKING
- EPC RATING 'C'

- KITCHEN
- TWO DOUBLE BEDROOMS
- COMMUNAL GARDENS
- DOUBLE GLAZING
- COUNCIL TAX BAND 'A'
- HOME REPORT VALUE £80,000

OFFERS OVER £79,000

Miller Gerrard are delighted to bring to the market this two bed first floor apartment. This well proportioned home is perfectly placed in a popular residential area, providing easy access to the town centre.

The property comprises entrance hallway, living room, kitchen, two double bedrooms, shower room and benefits from gas central heating, double glazing and shared gardens to the front and rear.

Kitchen: To the rear of the property and accessed from the hallway with window overlooking the garden and fields beyond.

Living Room: A spacious living room located at the front of the property with storage cupboard and large window overlooking the front gardens.

Bedroom One: At the front of the property a good sized double bedroom with storage cupboard

Bedroom Two: A spacious double bedroom with built-in wardrobe and window overlooking the garden.

Exterior: The front and rear gardens are shared with the property below, both are laid to lawn and enclosed by fencing.

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.









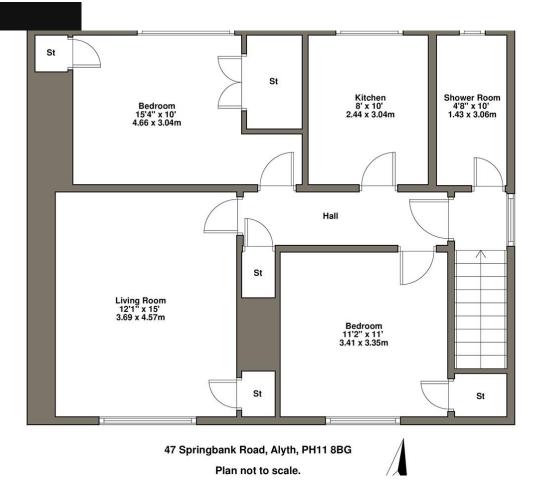












Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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	3.69 X 4.57	KITCHEN	2.44 X 3.04
BEDROOM ONE	3.41 X 3.35	BEDROOM TWO	4.66 X 3.04
SHOWER ROOM	1.43 X 3.06		

