

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.













FLOOR PLAN



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Plan not to scale.



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		

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Zoopla

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