

MILLER GERRARD

Solicitors and Estate Agents



7 DAVID STREET, ALYTH, PERTHSHIRE, PH11 8AZ

A WELL PRESENTED TWO BED MID-TERRACED VILLA, PROVIDING ACCOMMODATION OVER TWO FLOORS. THIS CHARMING PROPERTY IS SITUATED IN A DESIRABLE RESIDENTIAL AREA, PROVIDING EASY ACCESS TO SHOPS AND LOCAL AMENITIES.

- ENTRANCE HALLWAY
- CLOAK ROOM AND STORAGE
- TWO DOUBLE BEDROOMS
- ON STREET PARKING
- DOUBLE GLAZING
- EPC BAND 'D'
- HOME REPORT VALUE £115,000
- LIVING ROOM
- KITCHEN
- FAMILY BATHROOM
- REAR COURTYARD GARDEN
- GAS CENTRAL HEATING
- COUNCIL TAX BAND 'B'

OFFERS OVER £ 115,000

A well presented two bed mid-terraced villa, providing accommodation over two floors. This charming property is situated in a desirable residential area providing easy access to shops and the local amenities.

The property comprises on the ground floor entrance hallway, living room with large storage cupboard and a cloakroom, and a rear kitchen. Stairs lead to the first floor where there are two double bedrooms and a family bathroom.

The property benefits from gas central heating and double glazing, attic space, and rear courtyard garden.

Entrance Hallway: with laminate flooring and stairs to the first floor.

Living Room: With large window to the front and deep set shelf, laminate flooring, shelved press with storage cupboard below, large storage cupboard and a cloakroom.

Cloakroom: With WC, wash hand basin and window to the rear.

Kitchen: Fitted with a range of both floor and wall mounted kitchen cabinets with stainless steel sink, electric hob with oven below and boiler cupboard. There is a window to the side with a door providing direct access to the courtyard garden area.

The carpeted stairs lead to the first floor.

Double Bedroom: Located to the front with double windows with a feature small window, large mirror fronted built in wardrobes and a fitted carpet.

Double Bedroom: Located to the rear of the property with window, mirror fronted built in wardrobe and fitted carpet.

Bathroom: Comprising a bath with over bath shower and screen, wash hand basin, WC and window. This room is fully tiled with extractor, vinyl flooring and a mirror fronted bathroom cabinet.

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 the Cairngorms National Park, Camperdown Country Park and Templeton Woods, while Meigle Museum and the 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 and recreation centre with swimming pool, and the Cottage Hospital is approximately 10 minutes by car.



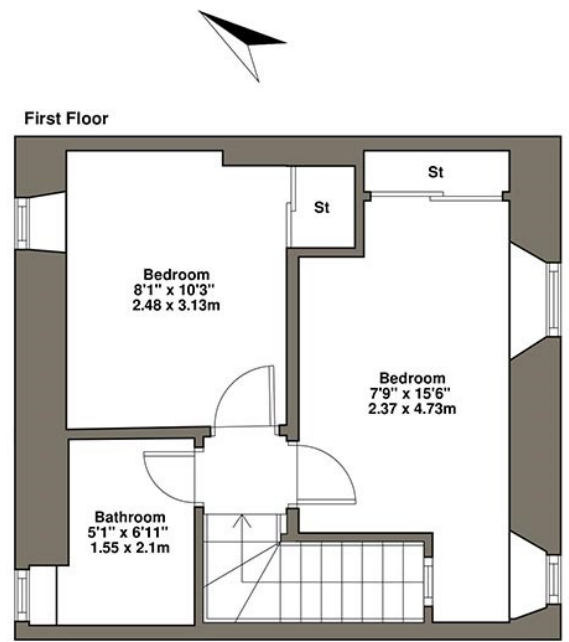
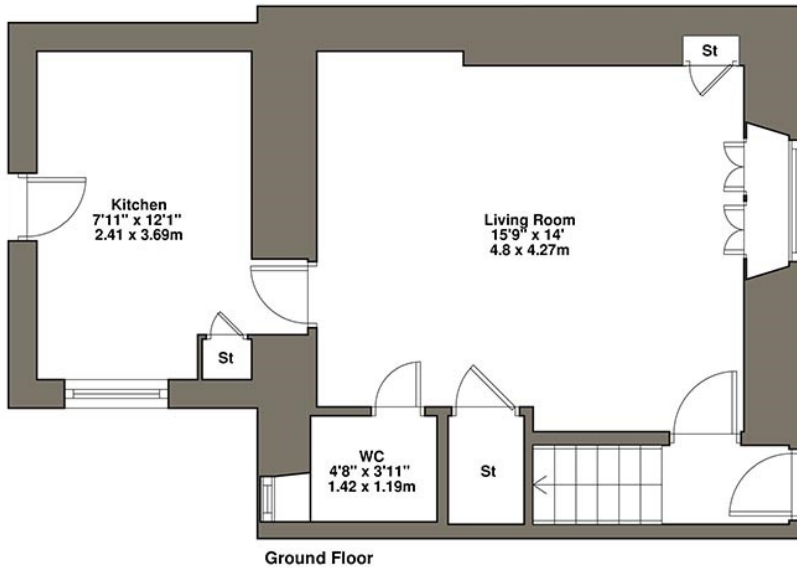








FLOOR PLAN



7 David Street, Alyth, PH11 8AZ

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)
LIVING ROOM	4.80 X 4.27	KITCHEN	3.69 X 2.41
WC	1.42 X 1.19	BATHROOM	2.10 X 1.55
BEDROOM 1	4.73 X 2.37	BEDROOM 2	3.13 X 2.48

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The Studio,
13 High Street,
Blairgowrie,
PH10 6ET

Tel: 01250 873468 Fax: 01250 875257
www.millergerrard.co.uk



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