

# MILLER GERRARD

Solicitors and Estate Agents



**25B AIRLIE STREET,  
ALYTH**

**BLAIRGOWRIE**

**PH11 8AH**

**OFFERS OVER  
£90,000**

**EPC RATING 'D'**

**COUNCIL TAX BAND 'B'**







## 25B AIRLIE STREET, ALYTH, BLAIRGOWRIE, PH11 8AH

- \* Two bedroom maisonette
- \* Rear garden & patio
- \* Double glazing
- \* Linen cupboard
- \* Two double bedrooms, one with built in wardrobes
- \* Bathroom with electric shower over bath
- \* WC is separate to bathroom
- \* Communal stairwell with secure entry
- \* Central country town location
- \* Secure attic storage space
- \* On street parking
- \* Gas central heating
- \* Laundry room

Miller Gerrard is delighted to bring to the market 25B Airlie Street, located in a central location in the country town of Alyth. The property is set over two floors giving ample space for the family to relax and unwind. The rooms are spacious and bright and ready for the right person to make the property their own. The outside space features a lovely garden which has been well maintained and has a patio area hidden away for when you would like some quiet time.

Alyth is a bustling community town and there are many community events taking place. All essential amenities are located close by with others being available in nearby Blairgowrie. For those that commute to work or would like a trip to the city then Perth and Dundee are easily reached by bus or car.











The country town of Blairgowrie is conveniently situated within approximately 30 minutes by car of both the cities of Perth and Dundee with their onward rail and motorway connections. Amenities in the town include shops, supermarkets, senior and primary schools, recreation centre with swimming pool, cottage hospital, health centres, dental surgery and library. There are thriving sports clubs, cultural organisations and several golf courses locally. The beautiful Perthshire countryside is virtually on the doorstep with a wide variety of walks around Blairgowrie and more adventurous routes available in Strathardle, Glenshee and Glenisla, approximately 30 minutes by car.

**MILLER GERRARD**

**SOLICITORS & ESTATE AGENTS**

**THE STUDIO**

**13 HIGH STREET**

**BLAIRGOWRIE**

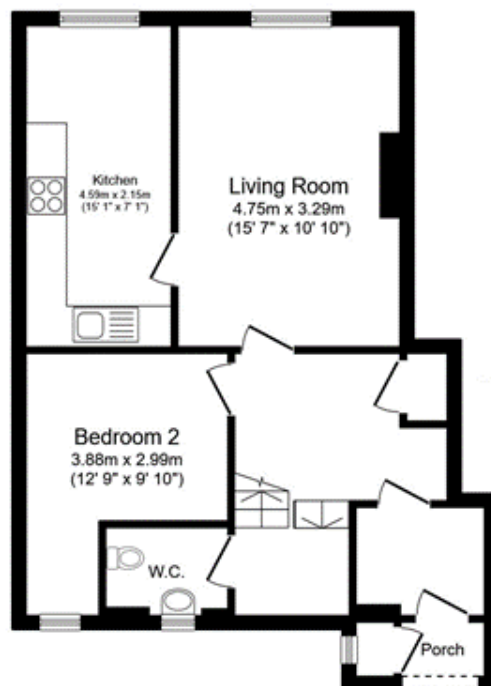
**PH10 6ET**

**TEL: 01250 873468**

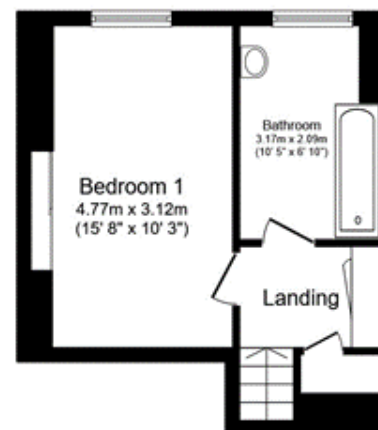
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**[www.millergerrard.co.uk](http://www.millergerrard.co.uk)**





**First Floor**  
Floor area 53.7 sq.m. (578 sq.ft.)



**Second Floor**  
Floor area 27.0 sq.m. (290 sq.ft.)

**Total floor area: 80.7 sq.m. (868 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

ROOM DIMENSIONS	(in meters)		(in meters)
LIVING ROOM	4.75 X 3.29	KITCHEN	4.59 X 2.15
BEDROOM 1	4.77 X 3.12	BEDROOM 2 (WIDEST MEASUREMENT GIVEN)	3.88 X 2.99
BATHROOM	3.17 X 2.09		

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.

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

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