

MILLER GERRARD

Solicitors and Estate Agents



6 SIDLAW CRESCENT

ALYTH

BLAIRGOWRIE

PH11 8BL

OFFERS OVER

£150,000



EPC RATING 'D'

COUNCIL TAX BAND 'D'

6 SIDLAW CRESCENT, ALYTH, BLAIRGOWRIE, PH11 8BL

- * DETACHED BUNGALOW
- * TWO BEDROOMS
- * LARGE ENCLOSED GARDENS
- * DRIVEWAY

MILLER GERRARD ARE DELIGHTED TO BRING TO THE MARKET 6 SIDLAW CRESCENT IN ALYTH. THE PROPERTY IS SITUATED NEAR TO THE PRIMARY SCHOOL AND ALL OTHER AMENITIES IN THE TOWN ARE A SHORT WALK AWAY.

THE PROPERTY IS IN NEED OF SOME MODERNISATION BUT THE ROOMS ARE OF GEREROUS SIZE AND IT WOULD MAKE AN IDEAL HOME WHILE GIVING YOU THE OPPORTUNITY TO MAKE IT YOUR OWN.

THERE ARE GOOD SIZE GARDENS WITH THE PROPERTY WHICH ONCE GIVEN A BIT OF CARE WOULD MAKE AN IDEAL SPACE FOR ENTERTAINING WITH FAMILY AND FRIENDS OR TO SIT OUT AND ENJOY A MORNING COFFEE. THERE IS A DRIEYWAY AT THE PROPERTY PROVIDING OFF ROAD PARKING.

THIS LOVELY OPPORTUNITY REALLY MUST BE VIEWED TO APPRECIATE THE FULL POTENTIAL THAT IT HOLDS.

Alyth Primary School is a short distance away and the property is in the catchment area of Blairgowrie High School. This property is also superbly located for the commuter with access to Blairgowrie, Kirriemuir and Forfar, as well as the larger cities of Dundee and Perth. 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.



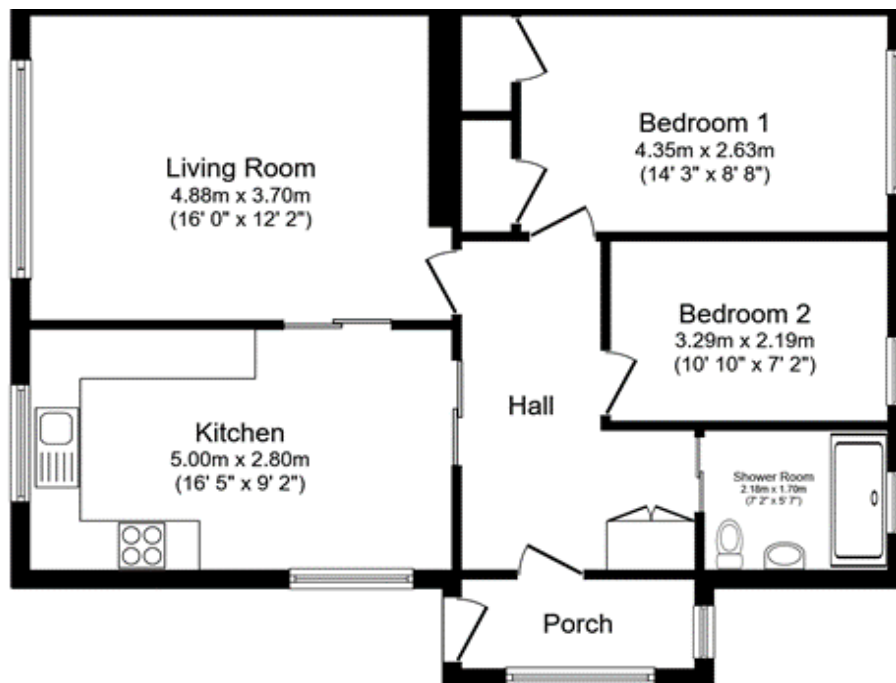












Floor Plan

Floor area 71.6 sq.m. (770 sq.ft.)

Total floor area: 71.6 sq.m. (770 sq.ft.)

ROOM DIMENSIONS	(in meters)		(in meters)
LIVING ROOM	4.88 X 3.70	KITCHEN	5.00 X 2.80
BEDROOM 1	4.35 X 2.63	BEDROOM 2	3.29 X 2.19
SHOWER ROOM	2.18 X 1.70		

MILLER GERRARD

SOLICITORS & ESTATE AGENTS

THE STUDIO

13 HIGH STREET

BLAIRGOWRIE

PH10 6ET

TEL: 01250 873468

EMAIL: property@millergerrard.co.uk

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.

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..

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