

MILLER GERRARD

Solicitors and Estate Agents



PARKVILLE

AIRLIE PLACE

ALYTH

PH11 8EG

OFFERS OVER

£370,000

EPC RATING 'E'

COUNCIL TAX BAND 'E'

This most desirable detached family home, built in 1890, is situated in a quiet cul-de-sac on the edge of the historic and picturesque country town of Alyth. There are beautiful views from the front towards Strathmore and the Sidlaw Hills beyond. It is conveniently situated within 5 minutes' walk of the local primary school and it is only two minutes' walk to the nearest bus stop and shops.

The tastefully presented accommodation retains many traditional features, such as panelled doors, deep skirtings and elaborate cornicing. It comprises front facing lounge with bay window, sitting room, also to the front, dining room to the rear with access to kitchen, and cloakroom off the rear hall. On the quarter landing there is a study/office, and upstairs there are three double bedrooms (two front facing with farmland views and one with window to the side), bathroom and separate toilet. There is gas central heating and the property is double glazed. Outside to the rear there is a single garage with potting shed attached, parking area, 4 outhouses, and two covered areas, one for clothes drying. The large front garden is set out in patio, 4 separate lawns with paths, herbaceous and shrub borders.

The country town of Alyth is situated approximately 30 minutes (17 miles) and 40 minutes (20 miles) respectively by car from the cities of Dundee and Perth with their onward rail and motorway connections. It is surrounded by beautiful Perthshire countryside with easy access to walking in Glenisla and skiing in Glenshee. Local amenities include shops, 3 small supermarkets, hotels, pubs, banks, two parks, primary school and health centre (only two minutes from the front garden gate). There are thriving sports clubs including 3 golf courses within one mile of the property. It is only 5 miles to Blairgowrie with its larger supermarkets, senior school, cottage hospital and dental surgery.





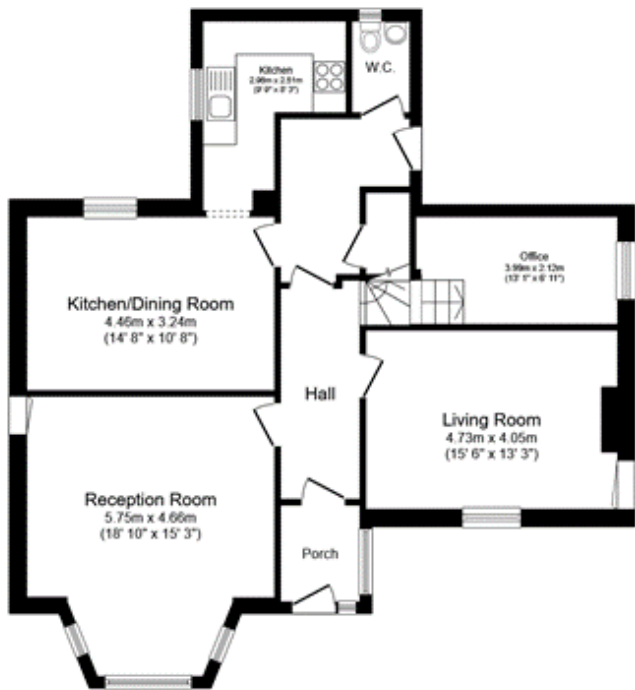






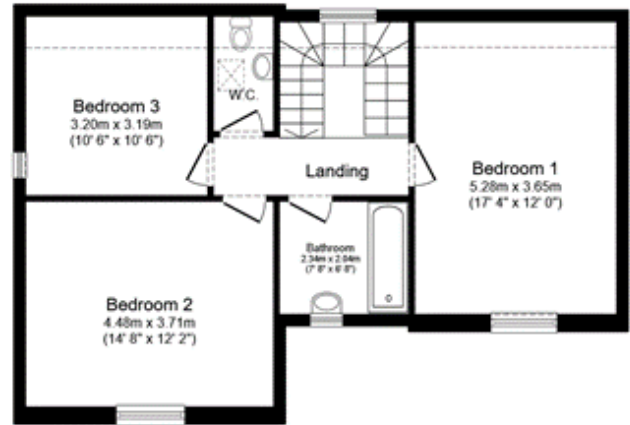






Ground Floor

Floor area 82.9 sq.m. (892 sq.ft.)



First Floor

Floor area 64.3 sq.m. (692 sq.ft.)

Total floor area: 147.1 sq.m. (1,583 sq.ft.)

ROOM DIMENSIONS	(in meters)		(in meters)
DINING ROOM	4.46 X 3.24	KITCHEN	2.96 X 2.51
RECEPTION ROOM	5.75 X 4.66	LIVING ROOM	4.73 X 4.05
OFFICE	3.99 X 2.12	BEDROOM 1	5.28 X 3.65
BEDROOM 2	4.48 X 3.71	BEDROOM 3	3.20 X 3.19

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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