

MILLER GERRARD

Solicitors and Estate Agents



4 TAY ROAD

ALYTH

BLAIRGOWRIE

PH11 8EB

TO LET

**£800 PCM + COUNCIL TAX +
UTILITIES**

EPC RATING 'C'

COUNCIL TAX BAND 'B'

4 Tay Road, Alyth, PH11 8EB

£800 per calendar month | Available Immediately

We are delighted to offer for rent this spacious and well-presented 3-bedroom end-terrace house, available on an unfurnished basis. Tucked away in a quiet, highly desirable residential pocket of the historic town of Alyth, this property offers a fantastic blank canvas for tenants to make it their own. It is an ideal home for professional couples, growing families, or anyone seeking a peaceful lifestyle within easy commuting distance of Blairgowrie, Dundee, and Perth.

Key Features

Unfurnished: Ready for you to bring your own furniture and personal touch.

Generous 3-Bedroom Layout: Ample space for family living or a dedicated work-from-home office setup.

Bright End-Terrace Position: Benefits from extra privacy and fantastic natural light throughout the day.

Modern Upstairs Shower Room: Conveniently located alongside the bedrooms on the first floor.

Enclosed Rear Garden: A private, low-maintenance outdoor space.

Property Overview

Ground Floor

Entrance Hallway: A welcoming hallway with practical built-in storage for coats and shoes.

Lounge: A bright, comfortable, and spacious living room featuring a large window that floods the space with natural light.

Dining Kitchen: A generous kitchen with ample workspace and room for a dining table, featuring direct access out to the rear garden.

Cloakroom / WC: Convenient downstairs guest toilet.

First Floor

Bedrooms: Three well-proportioned, airy bedrooms offering flexible space for your own bedroom furniture layouts.

Shower Room: A clean and modern family shower room serving the upper floor.

External

The property boasts easy-to-manage front and rear gardens. The rear garden is fully enclosed, offering a secure and private outdoor environment.

Location

Located in the vibrant and historic town of Alyth, the property is within easy walking distance of local amenities, including independent shops, a local supermarket, and Alyth Primary School. For outdoor enthusiasts, the area boasts fantastic scenic walks and championship golf courses. The neighbouring town of Blairgowrie is just a short drive away, while the major cities of Dundee and Perth are easily commutable via car or regular local bus routes.

Tenant Information

Council Tax Band: Band B

EPC Rating: C

Landlord Registration Number: 1801976-26

Deposit: £800













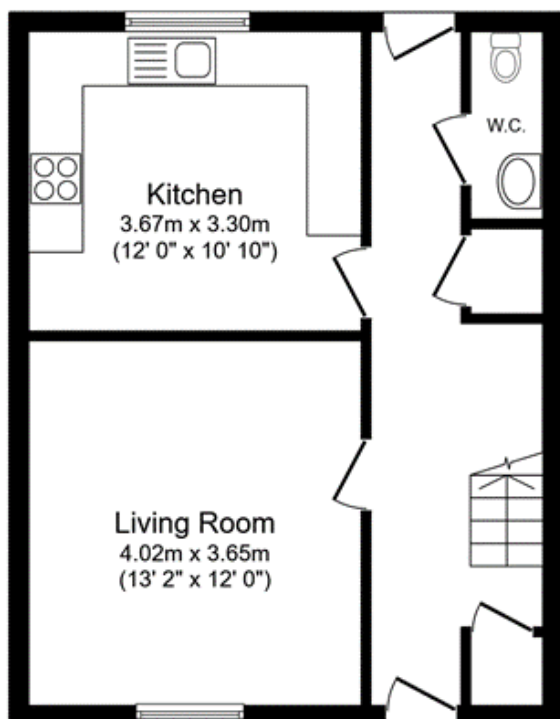


This Private Residential Tenancy will include the following conditions:-

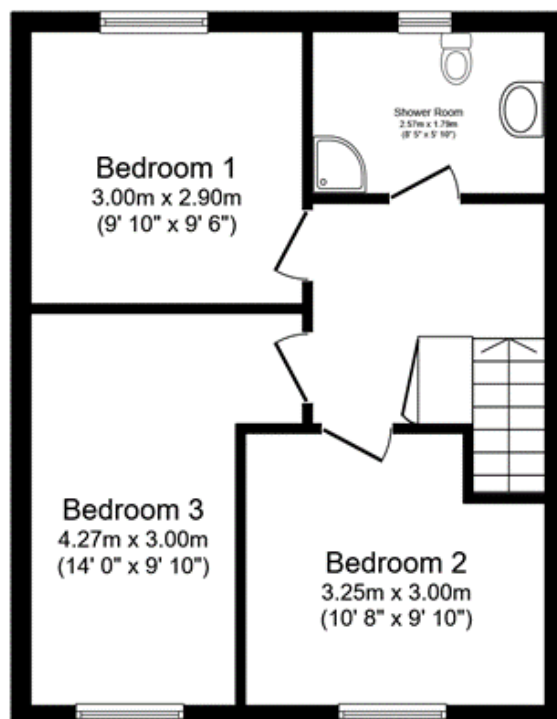
- **The right in favour of the Landlord to review the rent once a year.**
- **The Landlord will be responsible for keeping the premises wind and water tight and the services in working order. The tenant will be responsible for all other repairs.**
- **The tenant must not carry out any structural alterations or re-decoration without having first obtained consent of the Landlord.**
- **The tenant should keep the premises clean and tidy.**
- **The Lease must not be assigned, the house sub-let nor lodgers kept.**
- **No trade is to carried on in the house.**
- **No pets shall be kept except those permitted in writing by the Landlord.**

The rent is £800 per calendar month payable monthly in advance by standing order. A returnable deposit of £800 will be required. In addition the Tenant will be responsible for Council Tax (Band B) and payment for utilities and other services.

References will be required and it is to be noted that there is no smoking permitted within the property and only pets with prior consent.



Ground Floor



First Floor

Total floor area: 84.1 sq.m. (906 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

ROOM DIMENSIONS	(in meters)		(in meters)
LIVING ROOM	4.02 X 3.65	KITCHEN	3.67 X 3.30
BEDROOM 1	3.00 X 2.90	BEDROOM 2	3.25 X 3.00
BEDROOM 3	4.27 X 3.00	SHOWER ROOM	2.75 X 1.79

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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