

MILLER GERRARD

Solicitors and Estate Agents



34 SMYTHE STREET

ALYTH

PH11 8BB

OFFERS OVER

£140,000

EPC RATING 'D'

COUNCIL TAX BAND 'D'



A well presented three bed semi detached villa in the quiet residential area of Alyth

Entrance Hallway: With laminate flooring providing access to all accommodation.

Kitchen: Comprising floor fitted and wall mounted cabinets, free standing electric cooker, stainless steel sink, space for washing machine and fridge freezer.

Living Room: With fitted carpet, brick fire place with gas fire and wood panel wall.

Bedroom: Located on the ground floor, off the living room. There is a fitted wardrobe in the vestibule area between the living room and bedroom.

Bathroom: Tiled walls and wooden floor, bath with shower over, WC and wash hand basin.

Bedroom 2: Spacious bright double bedroom, shelved cupboard and window to the front.

Bedroom 3: Spacious bright double bedroom with fitted carpet, shelved cupboard and window to the front.

Bathroom: Comprising vinyl flooring, WC, wash hand basin and bath with shower over. Linen cupboard.

Exterior: To the front of the property the garden is sectioned into two areas. There is a tarmac drive and single garage with remote control electric operated door, small gravel area with shrubs, all enclosed by masonry wall, gate and hedge. On the other side of the hedge there is a lawn area of ground with greenhouse, summerhouse and two outhouses, both areas go with the property. There is a paved path to the front door and concrete steps to the upper level with a store cupboard beneath the stairs.









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.

MILLER GERRARD

SOLICITORS & ESTATE AGENTS

THE STUDIO

13 HIGH STREET

BLAIRGOWRIE

PH10 6ET

TEL: 01250 873468

EMAIL: property@millergerrard.co.uk

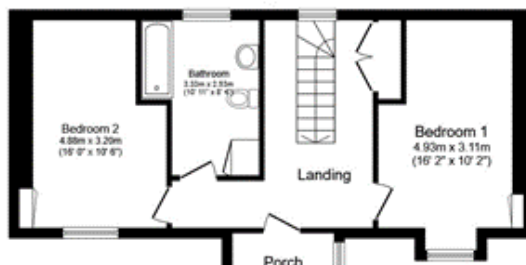
www.millergerrard.co.uk





Ground Floor

Floor area 48.5 m² (522 sq.ft.)



Floor 1

Floor area 51.4 m² (553 sq.ft.)

TOTAL: 99.9 m² (1,076 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

ROOM DIMENSIONS	(in meters)		(in meters)
LIVING ROOM	4.45 X 3.05	KITCHEN	3.25 X 2.74
BATHROOM	1.88 X 1.71	BEDROOM 1	2.67 X 1.98
BEDROOM 2	4.88 X 3.20	BEDROOM 3	4.93 X 3.11
BATHROOM	3.33 X 2.53		

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