



Thorntons 
The right way to move

26 Jamieson Way

Pitcrocknie Village, Alyth,
PH11 8FA



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Property Summary

This contemporary detached bungalow offers immaculate, easy single-storey living in popular Pitcrocknie Village. Finished to a pristine standard throughout, it is centred around a superb open-plan living/dining kitchen with a vaulted ceiling, rooflights and a contemporary fitted kitchen with island seating and integrated appliances. A bright sunroom opens directly to the rear garden, while a separate utility room adds everyday practicality. The accommodation is arranged off a welcoming vestibule and hall and includes three comfortable bedrooms, one with an en-suite shower room, together with a modern family bathroom. Double glazing and gas central heating ensure year-round comfort. Outside, the property benefits from private front garden, as well as a beautifully landscaped and fully enclosed rear garden, designed for entertaining and summer barbeques. Ample private off-street parking is on offer with a long driveway leading to a single garage. Extras: All fitted floor and window coverings, light fittings and integrated appliances included in the sale.

Features

- Attractive, contemporary detached bungalow
- Impressive, yet easy single-storey accommodation
- Welcoming vestibule and bright central hall
- Magnificent open-plan living/dining kitchen with vaulted ceiling
- Contemporary, fully integrated kitchen with island seating
- Separate utility room with direct garden access
- Sunroom opening to the private rear garden
- Principal bedroom with extensive wardrobes and en-suite
- Two further bedrooms, both with fitted wardrobe space
- Modern family bathroom with a shower-over-bath
- Gas central heating and double glazing throughout
- Private front and fully enclosed rear garden
- Long, private driveway leading to a detached garage

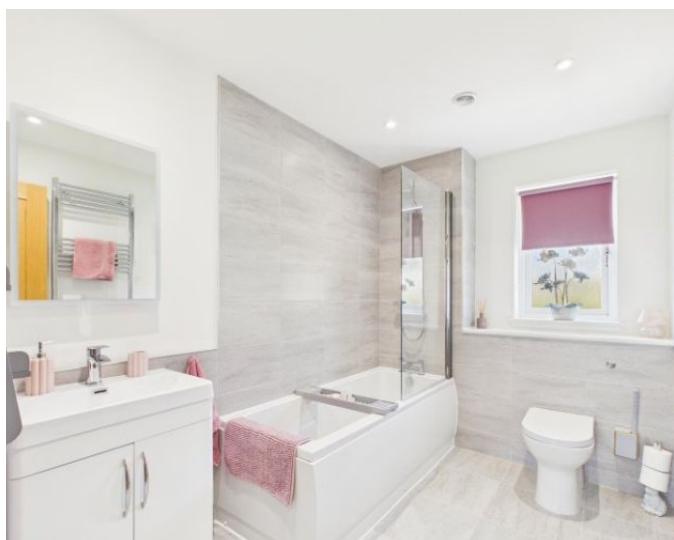








[Click here to take a virtual tour](#)





Pitcrocknie Village, Alyth

Pitcrocknie Village enjoys a peaceful rural setting on the outskirts of the historic town of Alyth, offering a wonderful sense of space and tranquillity while remaining close to everyday amenities.

The area is particularly appealing to outdoor enthusiasts, with excellent walking and cycling routes nearby. Golfers are also well catered for, with Alyth Golf Club close at hand and several other highly regarded courses in the surrounding area.

Alyth provides a good selection of day-to-day amenities, including independent shops, cafés and eateries, convenience shopping and medical facilities. Families are well served by Alyth Primary School, with secondary education available at Blairgowrie High School.

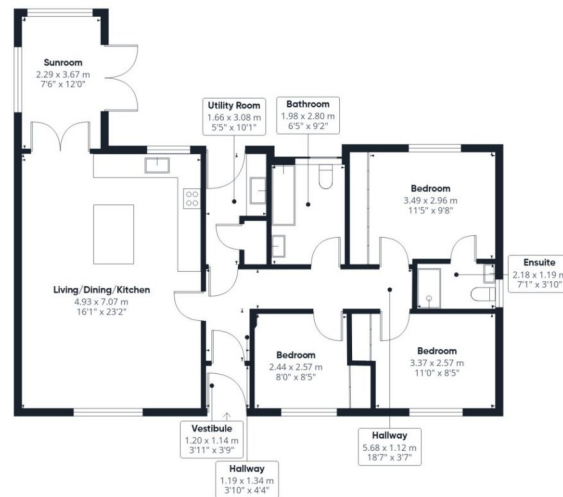
For a broader range of shopping and services, Blairgowrie and Rattray are approximately six miles away, while Perth and Dundee are readily accessible by road. Local bus services provide connections to Alyth and onwards to surrounding towns and cities.

Pitcrocknie is also ideally positioned for exploring Perthshire and the Angus Glens, with Glenshee within reach for skiing, hillwalking and mountain biking, and the renowned Catean Trail offering further opportunities for walking.

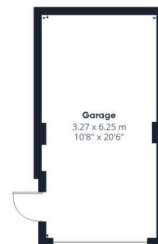
Combining a tranquil setting with convenient connections and access to local amenities, Pitcrocknie Village offers an appealing balance of rural living and accessibility.



Floorplan



Main Floor Building 1



Main Floor Building 2

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Approximate total area⁽¹⁾

115.2 m²
1240 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

PROPERTY STUDIOS



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