

Buy your next home with Next Home

Leading Perthshire Estate Agency

Clar Innes Meigle Road, Alyth, Perthshire, PH11 8EX

Offers Over £350,000


NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

Clar Innes Meigle Road, Alyth, Perthshire, PH11 8EX

Many thanks for your interest with Clar Innes Meigle Road, Alyth, Perthshire, PH11 8EX.

Next Home Estate Agents dedicate themselves to be available when you are, offering an unbeatable service 7 days a week until 9pm.

We have the largest sales team in Perthshire, operating from our 5 offices throughout Perthshire and delivering more sales than any other estate agent.

Not only are we Perthshire's Number 1 choice but we are also local. One of the reasons we know the local markets so well is because we live here. So let us guide you through the selling and buying process.

If you're a first time buyer we have incentives to help get you onto the property ladder - our consultants can advise you through the whole process.

We offer free, no obligation mortgage advice to all our buyers.

If you have a property to sell, contact us to arrange a valuation. We are reknown in getting our customers moving quicker and at a higher price than our competitors. Put us to the test and get your free valuation today, call 01738 444342.

If you would like to be kept informed of other great properties like this one please register on our hot buyers list, where we will email you of new property listings and property open days.

Next Home your number 1 choice for property sales



FREE Valuations



We're open 7 days a week until 9pm



Registered Buyers



No obligation mortgage advice



Conveyancing Quotations



First Time Buyer with No Deposit



Next Home's Buying Guide



Next Home Open Days

About the Area

The town of Alyth offers a variety of local amenities including shops, a post office, bank and health centre. There is a reputable primary school within the town and secondary schooling can be found in Blairgowrie and Kirriemuir.

Blairgowrie is located approximately 5 miles away and offers a further range of shops and recreational facilities. Golf enthusiasts are spoilt for choice with Alyth having its own golf courses and the prestigious Rosemount golf course is located in Blairgowrie.





NEXTHOME

ESTATE & LETTING AGENTS

Get to know about our newly listed properties 1st by signing up to our Hot Buyers lists!

Visit www.nexthomeonline.com/buying

Property Summary

Next Home are delighted to bring to the market this spacious 4 bedroom detached villa situated just outside the popular village of Alyth.

The property occupies a very generous sized private plot and comprises: Entrance hall, lounge with multi-fuel stove, modern breakfasting kitchen, utility room, dining room/bedroom, 3 further double bedrooms, modern 4 piece bathroom suite, 2 x w/c and a shower room.

There is a large driveway to the front of the property that leads to a triple garage and workshop. There is also ample parking for multiple vehicles.

The rear is ideal for a family and consists of a large decked and patio areas ideal for outdoor dining in the summer months, a large lawn and 3 outbuildings making it suitable for business use.

Gas central heating and double glazing throughout.



Key property features

- ✓ Generous sized plot
- ✓ Triple garage
- ✓ Outbuildings
- ✓ Wood-burning stove
- ✓ Modern kitchen
- ✓ Modern bathroom
- ✓ 4 bedrooms
- ✓ Quiet location
- ✓ Rare to the market
- ✓ Ideal family home













Have a property to sell?

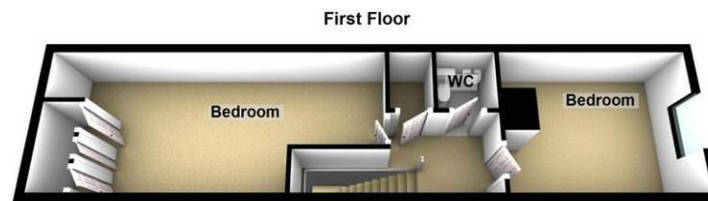
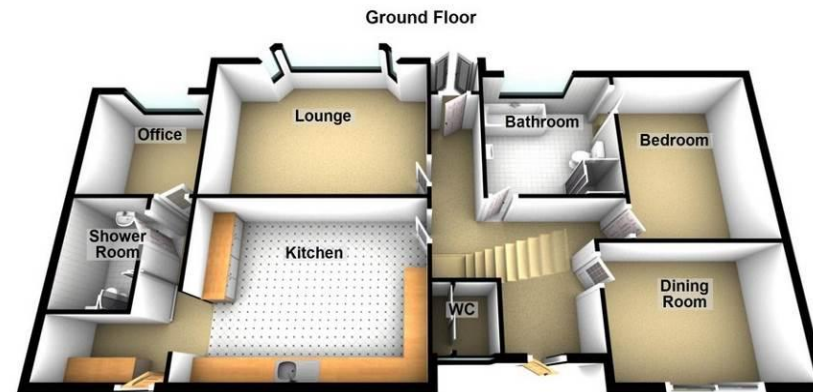
An expert from our local branch will provide you with the most accurate valuation.



NEXTHOME

ESTATE & LETTING AGENTS

Floorplans





Property Room sizes

ENTRANCE HALL

LOUNGE

15' 2" x 14' 3" (4.62m x 4.34m)

KITCHEN

13' 0" x 12' 7" (3.96m x 3.84m)

UTILITY ROOM

8' 3" x 7' 1" (2.51m x 2.16m)

DINING ROOM/BEDROOM

12' 5" x 10' 7" (3.78m x 3.23m)

OFFICE

8' 6" x 8' 4" (2.59m x 2.54m)

BEDROOM(GROUND FLOOR)

13' 8" x 10' 4" (4.17m x 3.15m)

BEDROOM

22' x 13' (6.71m x 3.96m)

BEDROOM

12' 6" x 11' 5" (3.81m x 3.48m)

JACK & JILL BATHROOM

12' 6" x 9' 7" (3.81m x 2.92m)

SHOWER ROOM

6' 2" x 5' 2" (1.88m x 1.57m)

W/C

3' 7" x 3' 7" (1.09m x 1.09m)

PLEASE NOTE: These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract intending, purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property. All room sizes are approximate and for general guidance only. They cannot be relied upon for fitting carpets, furniture etc.



NEXTHOME
ESTATE & LETTING AGENTS

TO ARRANGE A VIEWING OF THIS PROPERTY PLEASE TELEPHONE YOUR LOCAL BRANCH BELOW:

63 – 65 George Street, Perth 01738 44 43 42

41 - 43 Allan Street, Blairgowrie..... 01250 39 80 02

47a Atholl Road, Pitlochry..... 01796 54 80 14

1a James Square, Crieff.....01764 65 00 44

211 High Street, Auchterarder.....01764 66 36 66

Email sales@nexthomeonline.co.uk

For more information about Next Home and our services please visit www.nexthomeonline.co.uk

The only Perthshire estate agent available 7 days until 9pm

PLEASE NOTE: These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract intending, purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property. All room sizes are approximate and for general guidance only. They cannot be relied upon for fitting carpets, furniture etc.

Registered Office Argyll House, Quarrywood Court, Livingston, West Lothian EH54 6AX. Registered in Scotland No. SC264812. NEXTHOME (Scotland) Ltd is an appointed representative of Kinggate Law Limited, which is authorised and regulated by the Financial Conduct Authority for advising on and arranging mortgages and insurance, broking and debt counselling of consumer credit agreements.



Next Home are proud to be members of the Property Ombudsman Scheme