

# Buy your next home with Next Home

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Leading Perthshire Estate Agency

45 Parkside Road, Alyth, Blairgowrie, PH11 8BX

£135,000

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**NEXTHOME**  
ESTATE & LETTING AGENTS

# Buying with Next Home

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45 Parkside Road, Alyth, Blairgowrie, PH11 8BX

Many thanks for your interest with 45 Parkside Road, Alyth, Blairgowrie, PH11 8BX.

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 renowned 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.

# About the Area

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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.



# Property Summary

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A rare opportunity to purchase this very well presented End Terraced Bungalow situated within a quiet and popular residential area.

The property offers well presented accommodation comprising entrance vestibule with storage cupboard; hall with additional cupboard; bright lounge with feature gas fire; dining kitchen with integrated oven and hob together with space for further appliances; rear hall with storage cupboard and door to the rear garden; two double bedrooms and modern recently installed shower room with white suite.

There is double glazing and gas central heating throughout.

Externally the property benefits from having sizeable garden grounds to the front, side and rear which are a mixture of lawn, and patio areas

Timber shed and fencing to the side and rear with gate to the front.

Early viewing is recommended to appreciate the accommodation on offer.



# Key property features

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- ✓ 2 double bedrooms
- ✓ Ideal for retirement
- ✓ Popular residential area
- ✓ Close to local amenities
- ✓ Close to Dundee & Perth
- ✓ Gas central heating
- ✓ Spacious lounge
- ✓ Opportunity for off-street parking
- ✓ Sizeable garden











# Have a property to sell?

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

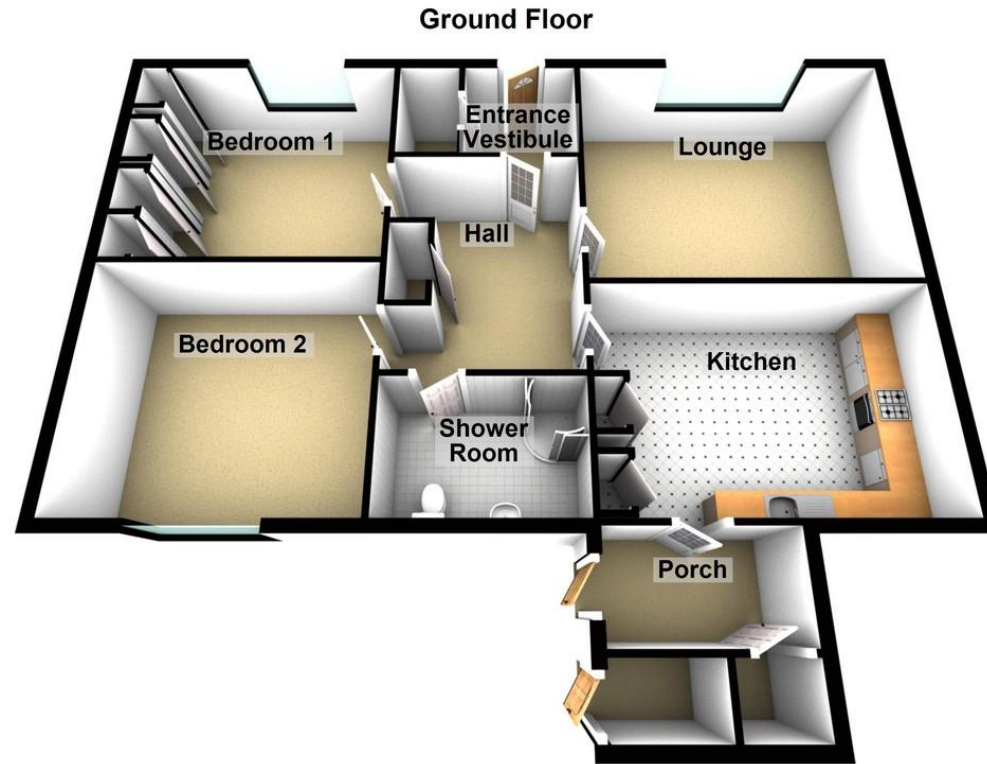


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# Floorplans

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# Property Room sizes

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## **VESTIBULE**

*3' 2" x 3' 1" (0.97m x 0.94m)*

## **HALL**

*12' 9" x 4' 11" (3.89m x 1.5m)*

## **LOUNGE**

*14' 6" x 12' 7" (4.42m x 3.84m)*

## **KITCHEN**

*11' 2" x 9' 1" (3.4m x 2.77m)*

## **BEDROOM**

*10' 8" x 9' 9" (3.25m x 2.97m)*

## **BEDROOM**

*12' 1" x 10' 8" (3.68m x 3.25m)*

## **SHOWER ROOM**

*6' 3" x 5' 5" (1.91m x 1.65m)*

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.



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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](mailto:sales@nexthomeonline.co.uk)

For more information about Next Home and our services please visit [www.nexthomeonline.co.uk](http://www.nexthomeonline.co.uk)

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