



# Buy your next home with Next Home

Leading Perthshire Estate Agency

2 Morrison Terrace, Alyth, Blairgowrie, PH11 8BY

Offers Over £155,000

  
**NEXTHOME**  
ESTATE & LETTING AGENTS

# Buying with Next Home

---

2 Morrison Terrace, Alyth, Blairgowrie, PH11 8BY

Many thanks for your interest with 2 Morrison Terrace, Alyth, Blairgowrie, PH11 8BY.

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

---

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

---

Next Home are delighted to bring this rare to market 4 bedroom semi-detached villa situated in the popular market town of Alyth.

The property would make the ideal family home with spacious accommodation set over 3 levels comprising: Entrance hall with storage, spacious lounge with solid wood flooring and space for large free-standing furniture, kitchen/dining room with space for a dining table and chairs, 4 bedrooms which are located on the 1st and 2nd floor, a modern family bathroom with a 4 piece suite, w/c and utility room.

There is off-street parking for multiple vehicles to the side of the property via a driveway and a private patio area to front which is ideal for hosting and relaxing in the summer months.

Additionally there is a communal drying green to the rear.

Gas central heating and double glazing throughout.



# Key property features

---

- ✓ 4 bedrooms
- ✓ Extended into the attic
- ✓ Off-street parking
- ✓ Private front garden
- ✓ Ideal family home
- ✓ Rare to the market
- ✓ Popular residential area
- ✓ Close to Dundee & Perth
- ✓ Ideal for a first time buyer
- ✓ Gas central heating











# 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

---

## HALL

13' 9" x 4' 6" (4.19m x 1.37m)

## LOUNGE

12' 6" x 11' (3.81m x 3.35m)

## KITCHEN/DINER

13' 9" x 8' 6" (4.19m x 2.59m)

## WC/UTILITY

7' 6" x 5' 5" (2.29m x 1.65m)

## BEDROOM

13' 9" x 8' 4" (4.19m x 2.54m)

## BEDROOM

13' 5" x 9' 9" (4.09m x 2.97m)

## BEDROOM

9' 2" x 6' 6" (2.8m x 2m)

## BEDROOM

8' 6" x 8' 6" (2.6m x 2.6m)

## BATHROOM

10' x 10' 8" (3.05m x 3.25m)

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](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)

*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