

# Buy your next home with Next Home

Leading Perthshire Estate Agency

Linrathen, 3 North Balloch, Alyth, Blairgowrie, PH11 8HG

Offers Over £295,000

  
**NEXTHOME**  
ESTATE & LETTING AGENTS

# Buying with Next Home

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Linrathen, 3 North Balloch, Alyth, Blairgowrie, PH11 8HG

Many thanks for your interest with Linrathen, 3 North Balloch, Alyth, Blairgowrie, PH11 8HG.

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 renown 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

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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.





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# Property Summary

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Next Home are delighted to bring to the market this spacious 4 bedroom steading situated just outside the market town of Alyth.

The property would make the ideal family home with accommodation set over 2 levels comprising: A welcoming entrance hall, spacious lounge with space for a variety of free-standing furniture and direct access to the garden, open plan kitchen/dining room with room for a table and chairs, utility room and w/c are all located on the ground floor.

The 1st floor is accessed by an oak stairwell and leads to a spacious landing which gives access to 4 bedrooms, 3 of which are double bedrooms with built in wardrobes and a principal bedroom benefiting from a walk-in wardrobe, en-suite shower room and a Juliet balcony with lovely countryside views.

There is also a 4 piece bathroom suite. The property occupies a generous sized plot which is mainly laid to lawn for ease of maintenance, large patio area ideal for hosting and relaxing in the summer months and a carport for 2 cars.

Oil fired heating and double glazing throughout.



# Key property features

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- ✓ 4 bedrooms
- ✓ Spacious family home
- ✓ Countryside views
- ✓ Large garden
- ✓ Quiet location
- ✓ Oak finishes throughout
- ✓ Close to Dundee & Perth
- ✓ Chain free
- ✓ Well-presented
- ✓ Carport















# Have a property to sell?

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



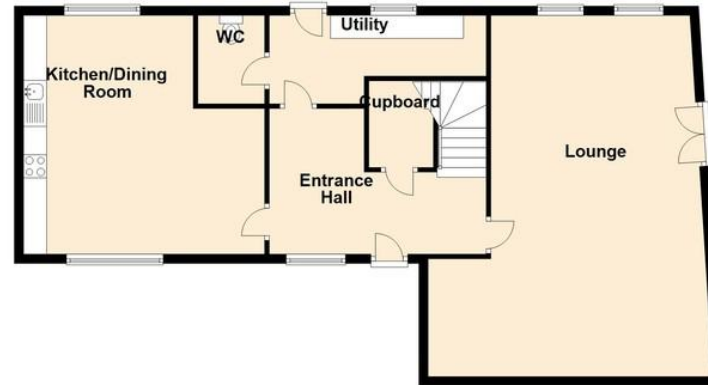
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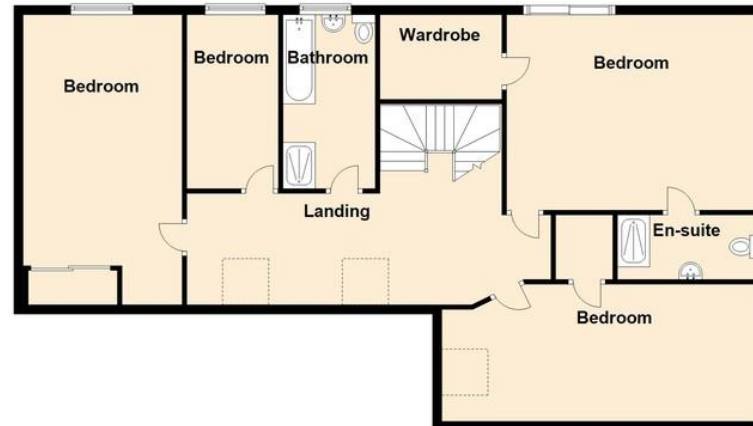
# Floorplans

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Ground Floor



First Floor





# Property Room sizes

## ENTRANCE HALL

14' 11" x 10' 6" (4.55m x 3.2m)

## W/C

6' 3" x 4' 7" (1.91m x 1.4m)

## LOUNGE

25' 8" x 14' 5" (7.82m x 4.39m)

## KITCHEN/DINER

17' x 16' 1" (5.18m x 4.9m)

## UTILITY ROOM

12' 1" x 4' 7" (3.68m x 1.4m)

## LANDING

## BEDROOM

16' 7" x 12' 5" (5.05m x 3.78m)

## ENSUITE

6' 2" x 2' 8" (1.88m x 0.81m)

## DRESSING ROOM

## BEDROOM

18' 8" x 10' 7" (5.69m x 3.23m)

## BEDROOM

17' 8" x 11' 0" (5.38m x 3.35m)

## BEDROOM

11' 1" x 6' 6" (3.38m x 1.98m)

## BATHROOM

11' x 6' 5" (3.35m x 1.96m)

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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