

# Buy your next home with Next Home

Leading Perthshire Estate Agency

87 Airlie Street, Alyth, Blairgowrie, PH11 8AN

Offers Over £175,000

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**NEXTHOME**  
ESTATE & LETTING AGENTS



# Buying with Next Home

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87 Airlie Street, Alyth, Blairgowrie, PH11 8AN

Many thanks for your interest with 87 Airlie Street, Alyth, Blairgowrie, PH11 8AN.

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 FOUR BEDROOM TOWNHOUSE situated with the popular town of Alyth, close to all amenities. The accommodation is set over 3 levels and comprises entrance hall with under stair storage cupboard; WC; modern kitchen/dining room with integrated oven, hob and extractor together with space for a washing machine, tumble dryer & fridge freezer; bright lounge with dual aspect windows to the front and side all on the ground floor. On the first floor is office space within the landing; principal bedroom with fitted wardrobe and en-suite shower room; family bathroom with bath and shower and bedroom 4 with cupboard then 2 further double bedrooms with built in storage on the second floor. There is double glazing and gas central heating throughout. There is no garden pertaining to the property, however there is a large enclosed external store which can accommodate bikes, paddle boards and other outdoor leisure equipment. There is also plentiful on street parking.



# Key property features

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- ✓ Spacious & Versatile Accommodation
- ✓ Large Dining Kitchen
- ✓ Bright Lounge
- ✓ 4 Bedrooms
- ✓ WC, Bathroom & En-suite
- ✓ Double Glazing & Gas Central Heating
- ✓ Large External Store with excellent storage space
- ✓ Close to local amenities
- ✓ Excellent condition
- ✓ Plentiful on Street Parking







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bedroom 1



bathroom



bed 3



bed 4







An aerial photograph of a suburban residential neighborhood, featuring rows of brick houses with tiled roofs and green lawns. The image is overlaid with a semi-transparent blue filter. The text is centered in the upper half of the image.

# 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

## HALL

9' 7" x 6' 5" (2.94m x 1.97m)

## DINING KITCHEN

15' 1" x 10' 5" (4.6m x 3.2m)

## LOUNGE

15' 2" x 11' 9" (4.64m x 3.59m)

## WC

8' 7" x 3' 0" (2.62m x 0.91m)

## LANDING

13' 6" x 6' 7" (4.14m x 2.02m)

## BEDROOM

15' 3" x 10' 11" (4.67m x 3.34m)

## EN-SUITE

7' 6" x 2' 10" (2.29m x .88m)

## BATHROOM

7' 9" x 5' 7" (2.38m x 1.72m)

## BEDROOM 4

15' 1" x 5' 8" (4.6m x 1.73m)

## BEDROOM

11' 9" x 10' 11" (3.6m x 3.35m)

## BEDROOM

15' 5" x 10' 11" (4.7m x 3.35m)

## SECOND FLOOR LANDING

6' 2" x 4' 9" (1.9m x 1.46m)

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.



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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