

Buy your next home with Next Home



Leading Perthshire Estate Agency

12 Central Drive, Alyth, Blairgowrie, PH11 8FG

Offers Over £245,000

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NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

12 Central Drive, Alyth, Blairgowrie, PH11 8FG

Many thanks for your interest with 12 Central Drive, Alyth, Blairgowrie, PH11 8FG.

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 to the market this uniquely designed, immaculately presented 2-bedroom detached bungalow situated in the newly developed area of Pitcrocknie Village, Alyth.

The property has been finished to the highest standard throughout and comprises: entrance hall with two built in cloak storages; a bright and spacious lounge which is open plan to a modern extended 'Howdens' Fairford breakfasting kitchen with attractive shaker style walls and base units with contrasting bespoke grey quartz work surfaces & splashbacks, ceramic double sink, built in fridge, wine cooler, washing machine, dishwasher and Bosch oven, 4 ring gas hob & extractor unit.

There are also 2 double bedrooms with built in wardrobes with oak finished sliding doors and a tastefully decorated walk-in shower room with a modern thermostatic shower, Porcelanosa tiling, high quality sanitary ware, heated towel rail, vanity unit and multi-illuminated wall mirror.

To the side of the property there is a large driveway for 3 vehicles which leads a single garage with electric door and separate side door.

The landscaped gardens have benefited from a good level of investment by the current vendor.

The rear garden is fully enclosed with double panelled timber fencing and includes a patio area with an attractive pergola, making it ideal for dining and hosting in the summer months.

Gas central heating, double glazing and solar panels.



Key property features

- ✓ NHBC
- ✓ Double glazed UPVC windows & French door
- ✓ Immaculately presented & high standard of fittings throughout
- ✓ Granite Quartz work surfaces in kitchen
- ✓ Invictus oak style flooring, carpets to bedrooms
- ✓ Porcelanosa tiling in shower room
- ✓ Oak doors & chrome hardware throughout
- ✓ Landscaped garden with outside sockets to front & rear
- ✓ High standard of thermal insulation to property with integrated Solar Panels to roof
- ✓ Garage
- ✓ Cat 6 data cables and BT Fibre broadband & generous provision of power sockets









An aerial photograph of a suburban residential neighborhood, featuring rows of houses with red brick walls and grey tiled roofs. The houses are set back from the roads with green lawns and some have small garden sheds or patios. The entire image is covered with a semi-transparent blue filter. The text 'Have a property to sell?' is centered in the upper half in a white, sans-serif font.

Have a property to sell?

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

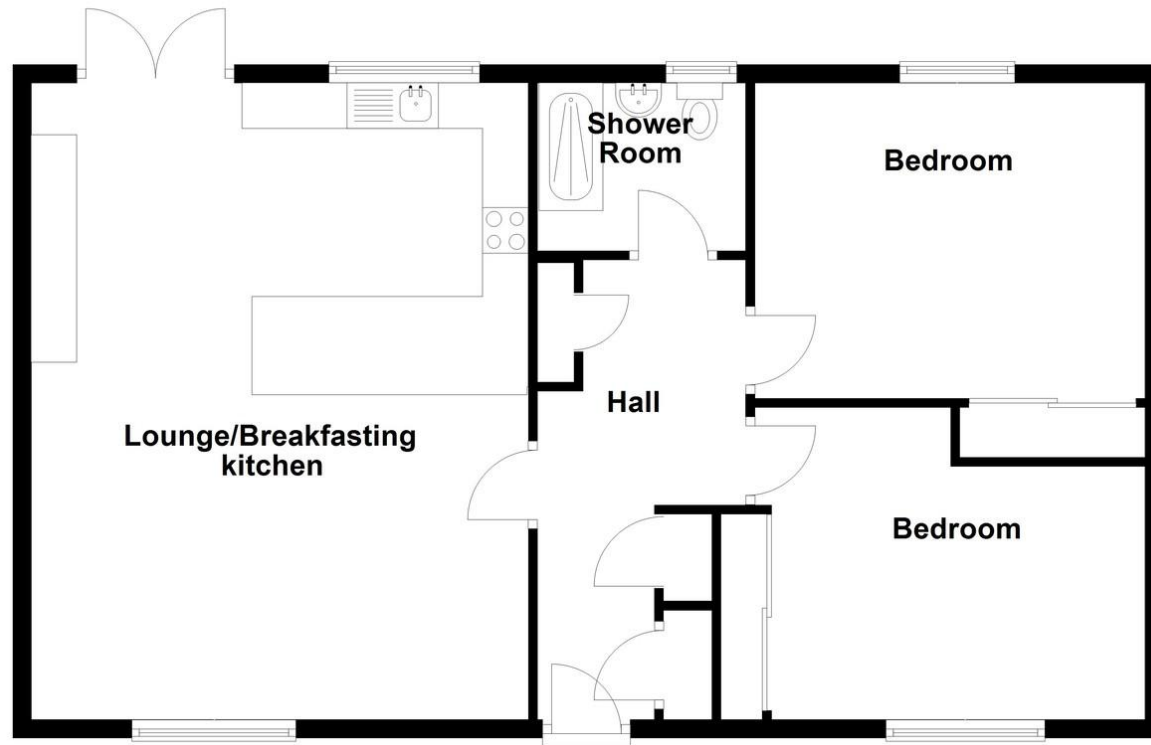


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Floorplans

Ground Floor





Property Room sizes

HALLWAY

15' 3" x 8' 2" (4.65m x 2.49m)

LOUNGE/DINING AND KITCHEN

22' 2" x 15' 6" (6.76m x 4.72m)

BEDROOM

11' 10" x 10' 6" (3.61m x 3.2m)

BEDROOM

11' 3" x 9' 1" (3.43m x 2.77m)

SHOWER ROOM

8' 2" x 5' 6" (2.49m x 1.68m)

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

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

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