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Leading Perthshire Estate Agency

8 Glenisla View, Alyth, Blairgowrie, PH11 8LW

Offers Over £300,000

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NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

8 Glenisla View, Alyth, Blairgowrie, PH11 8LW

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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

Alyth is a charming town set in the beautiful countryside of eastern Perthshire, just 5 miles from Blairgowrie. It offers a welcoming community with a good range of local amenities including shops, cafés, primary schooling, and leisure facilities. Surrounded by rolling hills, rivers, and farmland, Alyth is popular with outdoor enthusiasts and is home to two golf courses, with several more nearby.

The town provides excellent access to Perth, Dundee, and Forfar, making it attractive for commuters who want the benefits of rural living with strong transport links.

Housing options range from traditional stone cottages and period homes to modern family properties, appealing to a wide range of buyers.





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Property Summary

We are delighted to bring to the market this exceptional four-bedroom detached villa, located within a popular modern development in the charming town of Alyth. Set on a generous corner plot, the property offers spacious accommodation, excellent parking, and beautifully maintained gardens, making it an outstanding family home.

The welcoming entrance vestibule leads into a bright and spacious lounge, ideal for both family living and entertaining. The heart of the home is the modern fully fitted kitchen/dining room, designed with both style and practicality in mind. From here, there is a delightful conservatory, creating the perfect space to relax while enjoying views of the garden.

A dedicated study area provides an ideal spot for home working or study. Upstairs, there are 2 well-proportioned bedrooms, one of which benefit from an en-suite shower room. There are also 2 further double bedrooms on the ground floor with an en-suite and in addition a family bathroom.

Occupying a generous corner plot, the property offers ample parking, a garage, and a superb private rear garden.

The outdoor space features a large decking area, a well-maintained lawn, and mature planting, providing the perfect setting for outdoor dining, entertaining, and family enjoyment.



Key property features

- ✓ 4 bedrooms
- ✓ Corner plot
- ✓ Conservatory
- ✓ Garage
- ✓ 2 En-suites
- ✓ Spacious rooms throughout
- ✓ Modern kitchen
- ✓ Private garden
- ✓ Ample parking
- ✓ Popular residential area













An aerial photograph of a suburban residential neighborhood, featuring rows of houses with red brick walls and grey tiled roofs. The houses are interspersed with green lawns and some have small garden sheds or patios. The entire image is covered with a semi-transparent blue filter. Overlaid on this background is white text and a logo.

Have a property to sell?

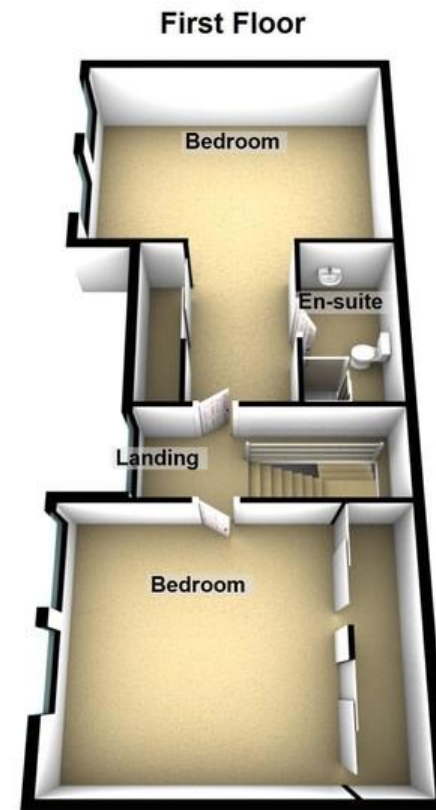
An expert from our local branch will provide you with
the most accurate valuation.



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Floorplans



Property Room sizes

VESTIBULE

4' 6" x 3' 7" (1.37m x 1.09m)

LOUNGE

21' 0" x 16' 4" (6.4m x 4.98m)

STUDY AREA

10' 7" x 9' (3.23m x 2.74m)

KITCHEN/DINER

20' 1" x 11' 7" (6.12m x 3.53m)

CONSERVATORY

19' x 9' 2" (5.79m x 2.79m)

BEDROOM

14' 4" x 11' 8" (4.37m x 3.56m)

ENSUITE

9' 8" x 5' 3" (2.95m x 1.6m)

BEDROOM

10' 11" x 9' 2" (3.33m x 2.79m)

BEDROOM

11' 0" x 9' 11" (3.35m x 3.02m)

ENSUITE

6' 7" x 3' 2" (2.01m x 0.97m)

BEDROOM

10' 11" x 10' (3.33m x 3.05m)

FAMILY BATHROOM

7' 7" x 5' 11" (2.31m x 1.8m)

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

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