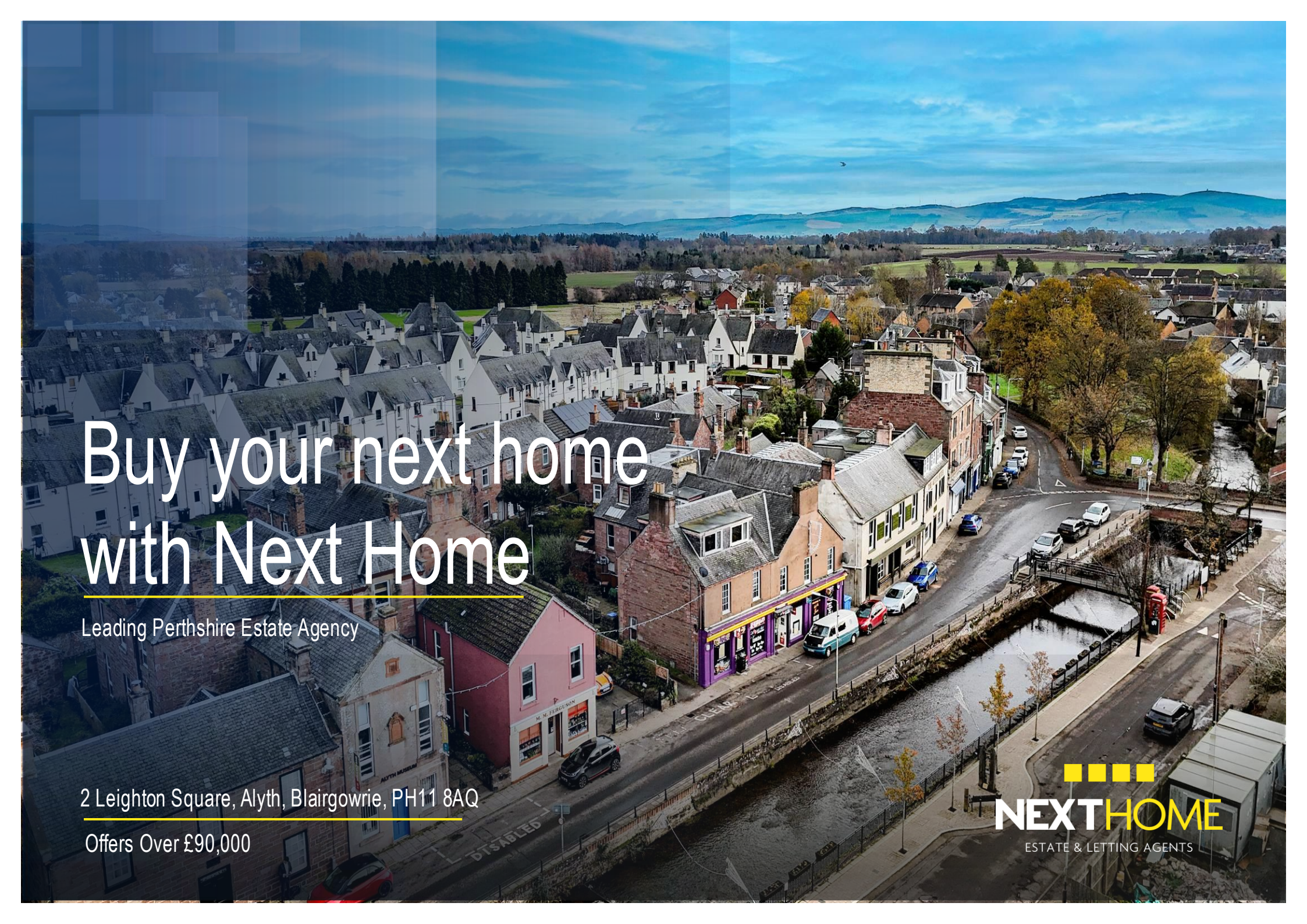




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Leading Perthshire Estate Agency

2 Leighton Square, Alyth, Blairgowrie, PH11 8AQ

Offers Over £90,000

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NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

2 Leighton Square, Alyth, Blairgowrie, PH11 8AQ

Many thanks for your interest with 2 Leighton Square, Alyth, Blairgowrie, PH11 8AQ.

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

We are delighted to bring to the market this well-proportioned three-bedroom first-floor maisonette offers bright, flexible accommodation over two levels, with a practical layout and shared outdoor space to the rear. Well-presented throughout, it will appeal to a range of buyers looking for generous room sizes and a comfortable home ready to move into.

The property is entered into a welcoming hallway with a useful W.C. tucked beneath the stairs, adding everyday convenience. The kitchen is spacious and well arranged, offering excellent storage and workspace, ideal for daily cooking and entertaining. A bright and airy lounge provides ample room for a full range of living furniture, creating a relaxed main living area. Completing the first floor is a well-proportioned bedroom, ideal as a double room, guest space, or home office.

On the second floor, a central landing benefits from two large storage cupboards, with access to two further double bedrooms, both light and comfortably sized. A well-appointed bathroom serves this level, finished in a clean, modern style.

Externally, residents enjoy a communal rear garden, mainly laid to lawn with a drying green and patio area—a pleasant outdoor space for relaxing in good weather.



Key property features

- ✓ Ideal for first time buyers
- ✓ Great value for money
- ✓ Spacious apartment
- ✓ Bright rooms
- ✓ Well-presented
- ✓ Gas central heating
- ✓ Communal gardens
- ✓ Close to local amenities
- ✓ 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 arranged in a grid-like pattern with green lawns and some trees. 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?

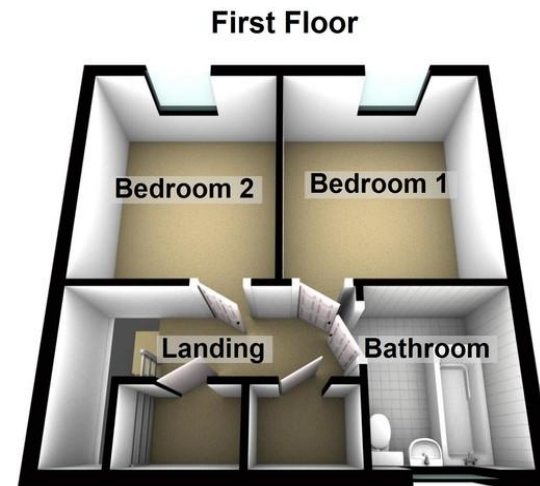
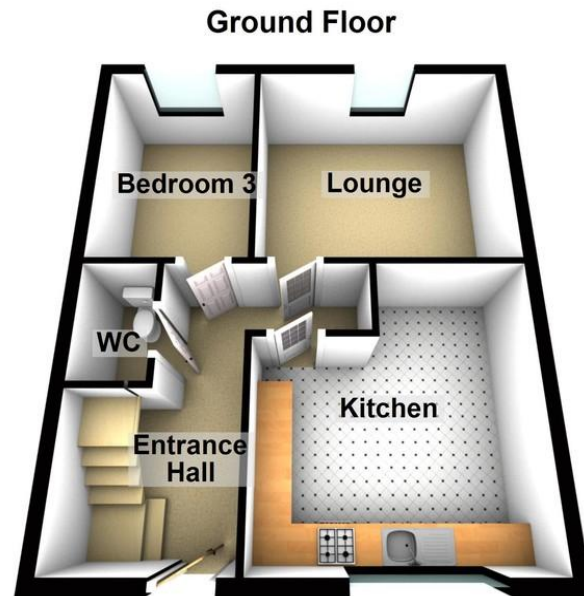
An expert from our local branch will provide you with
the most accurate valuation.



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Floorplans





Property Room sizes

ENTRANCE HALL

11' 3" x 7' (3.43m x 2.13m)

W/C

5' 5" x 2' 9" (1.65m x 0.84m)

LOUNGE

14' 10" x 10' 12" (4.52m x 3.35m)

KITCHEN/DINER

13' 5" x 12' (4.09m x 3.66m)

BEDROOM (1ST FLOOR)

14' 10" x 9' 5" (4.52m x 2.87m)

BEDROOM(2ND FLOOR)

10' 7" x 10' 6" (3.23m x 3.2m)

BEDROOM

10' 6" x 9' 3" (3.2m x 2.82m)

BATHROOM

6' 8" x 3' 2" (2.03m x 0.97m)

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 up on 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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