



Kilberry McRitch Farm, Alyth, PH11 8HH
Offers over £350,000

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Kilberry McRitch Farm Alyth, PH11 8HH

- Generous detached bungalow
- Very private garden grounds
- Large dining kitchen
- Electric heating
- Newly installed solar panels
- Beautiful country views
- Wealth of off-street parking
- 4 double bedrooms 1 en-suite
- Double glazing

Home Report Value £375,000. This generously proportioned 4 bedroom bungalow enjoys a very private rural location just 2 miles from the historic town of Alyth. Boasting stunning country views to all sides, this spacious home benefits from plenty of natural light and a wealth of off-street parking. With scope for extending the living space even further, the property would suit a range of different buyer types and also features energy efficient electric storage heaters, high heat retention loft insulation, double glazing and excellent storage space.

The accommodation consists of an entrance vestibule, inner hallway, a dual-aspect lounge, large dining kitchen, separate utility room, master bedroom with en-suite shower room, three additional double bedrooms and a further shower room. The property sits centrally within the garden grounds which feature large areas of lawn, a slabbed patio, mature trees, an insulated shed/workshop with power and lighting and a driveway providing plenty of parking. There could also be scope for the erection of a garage - subject to the necessary permissions.

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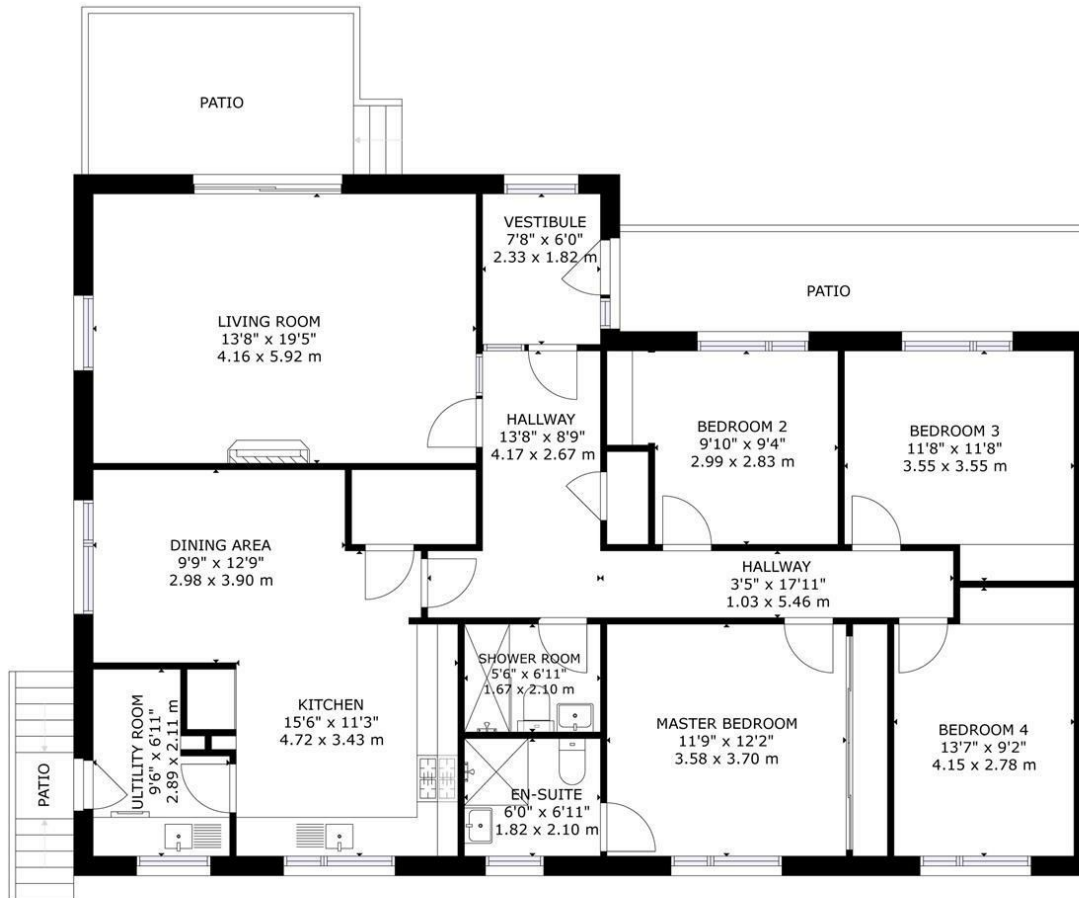


Location

Alyth is a vibrant active community (Scouts, Guides, Development Trust, Coffee Mornings, Art groups etc) with a good selection of amenities including two supermarkets, a convenience store, cafés, a library, dental practice, health centre, butchers, pubs, playing fields and allotments. Alyth Primary School, renovated in 2018, was shortlisted for architectural awards. Local High Schools in Blairgowrie, Kirriemuir and Dundee are all serviced by school buses from Alyth.

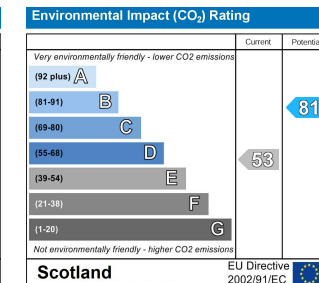
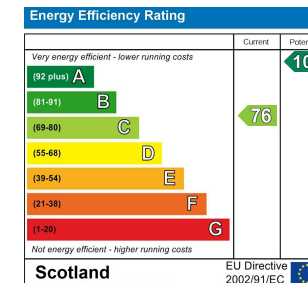
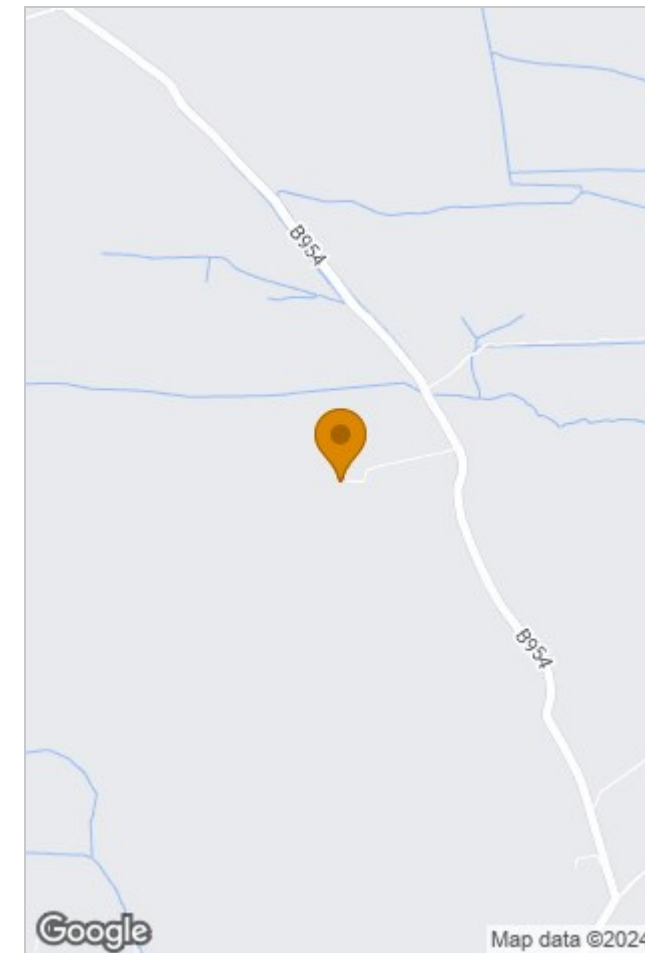






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GROSS INTERNAL AREA
 TOTAL: 1479 sq.ft, 137 m²
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Viewing

Please contact our Perth Office on 01738 260 035 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

