



Lilac Cottage 8 Strathmore Terrace, Alyth, PH11 8DP
Offers over £199,995





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- Charming detached cottage
- Two bedrooms
- Spacious dining room
- Gas central heating
- Off-street parking
- Accommodation on one level
- Bright sitting room
- Attractive garden grounds
- Double glazing
- Easy access to town centre

This charming 2 bedroom detached cottage enjoys a quite position within the Perthshire town of Alyth, just 6 miles from Blairgowrie. Offering generous living space spread over one floor, the property sits within colourful and well-maintained garden grounds. It also features gas central heating, double glazing and off-street parking to the rear.

The accommodation consists of an entrance hallway, a dining room, a bright sitting room, a kitchen with separate utility room, a single bedroom and a generous double bedroom with its own ensuite bathroom. The garden grounds sweep around all sides of the property and feature a selection of colourful plants and shrubs, mature trees, large area of lawn and a timber shed. There is also a driveway to the rear providing parking.

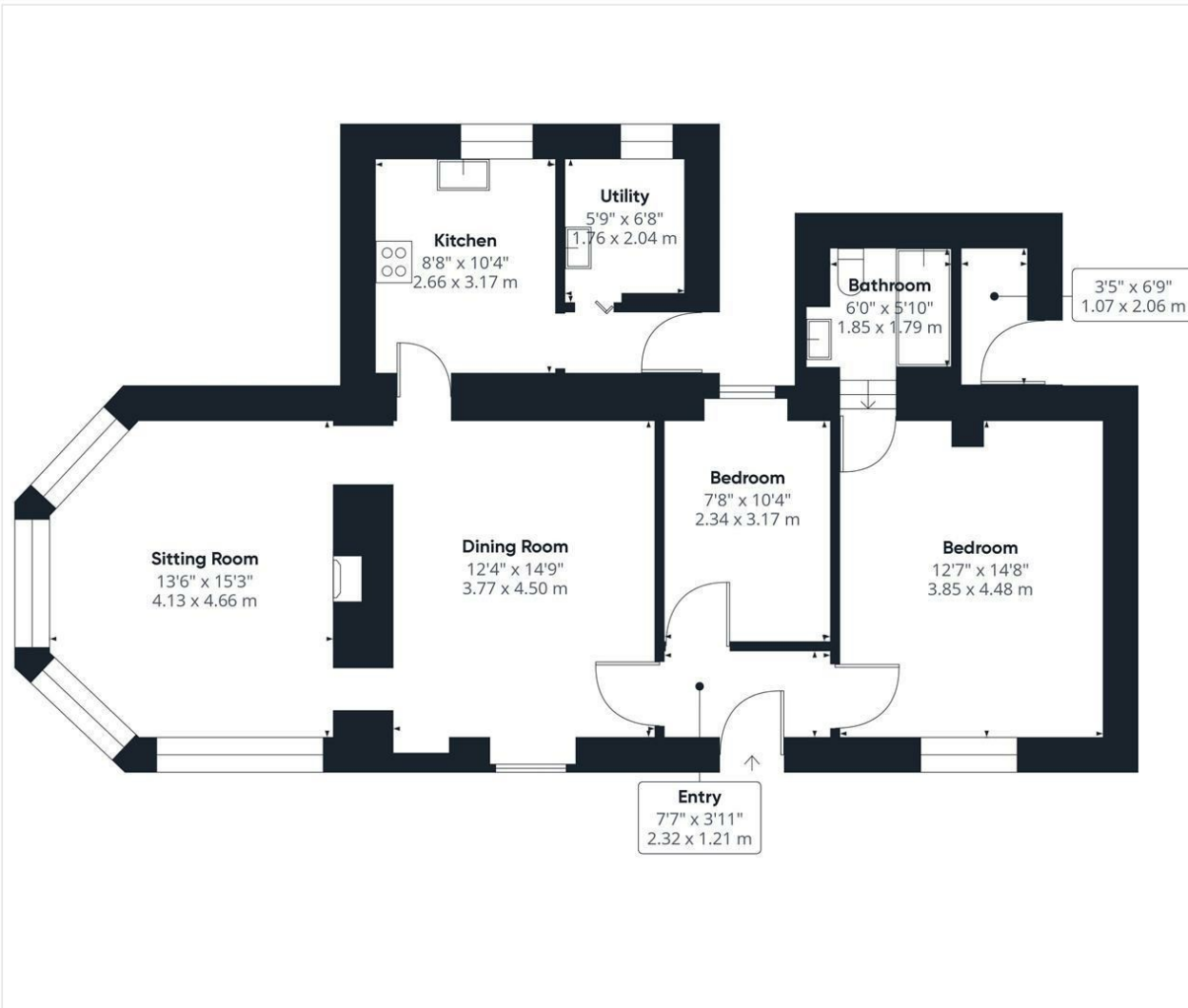




Location

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.



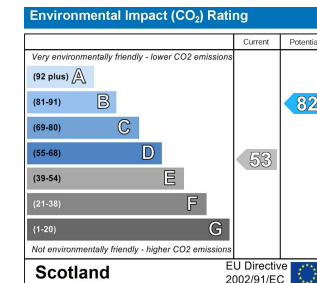
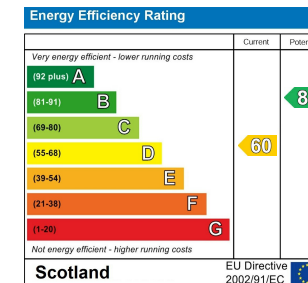
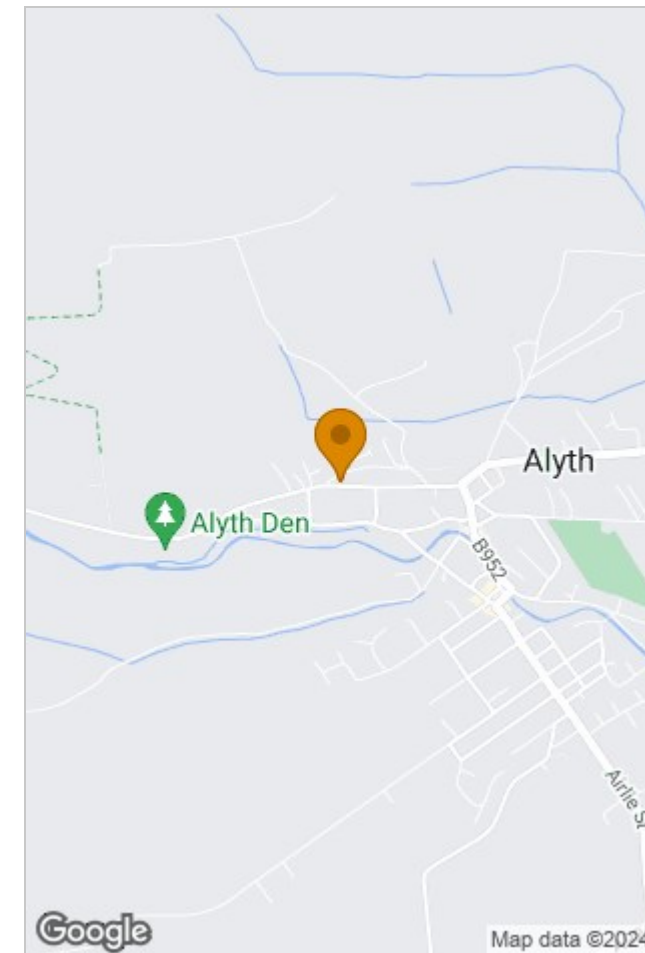


Approximate total area⁽¹⁾
938.88 ft²
87.23 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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.

