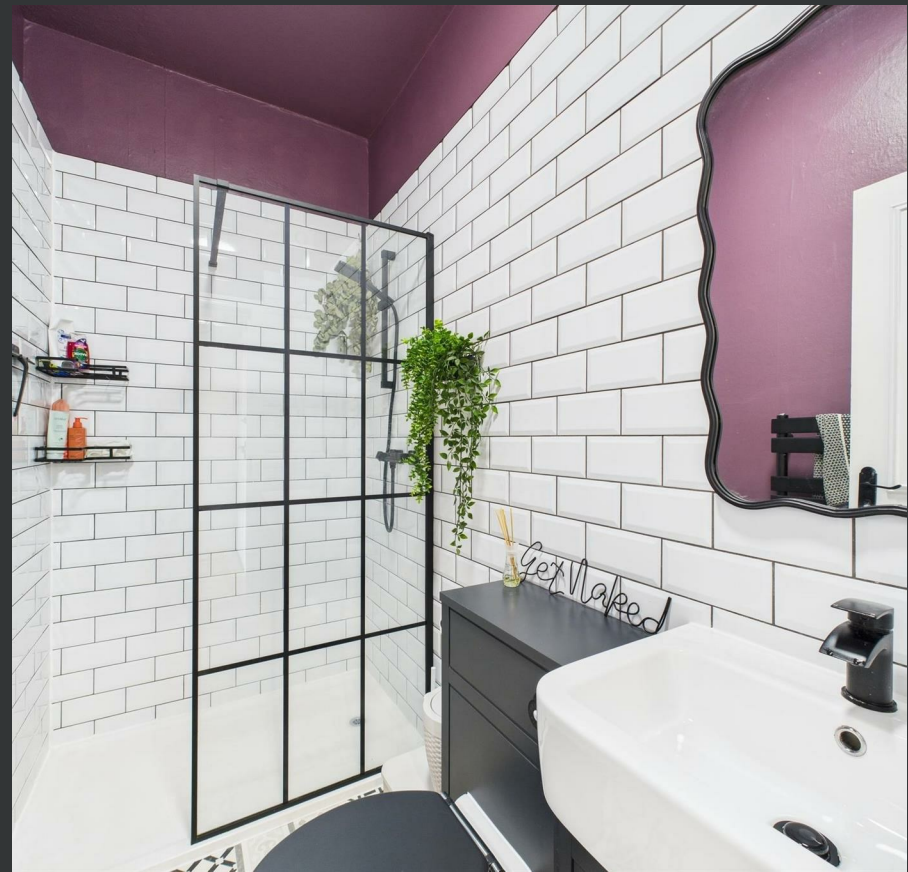




13c Morn Street, Blairgowrie, PH11 8BE
Offers over £117,500



13c Morn Street Blairgowrie, PH11 8BE

- Three-bedroom maisonette over two levels
- Modern kitchen with grey units and marble-effect worktops
- Large principal bedroom with countryside views
- Substantial rear garden with lawn and seating potential
- Central Alyth location
- Bright and spacious living room
- Contemporary shower room with striking design
- Neutral décor throughout
- Stone outbuilding for storage
- Close to shops, cafés, and local amenities

This beautifully presented first floor three-bedroom maisonette in the heart of Alyth combines period charm with stylish modern upgrades, offering a spacious and versatile home. Arranged over two levels, the property boasts a bright and airy living room with a traditional sash window, flooding the space with natural light.

The contemporary kitchen is fitted with sleek grey units and marble-effect worktops, providing a perfect blend of style and practicality. A modern shower room with a striking monochrome design completes the downstairs accommodation. Upstairs, the property offers three bedrooms - 2 well proportioned double bedrooms, and 1 single bedroom/office space. The generous principal bedroom also features views across the rooftops to the surrounding countryside. Each room benefits from good natural light and neutral décor, creating a calm and inviting atmosphere. Externally, the home features a substantial shared rear garden, mainly laid to lawn with a stone outbuilding for storage, and offering excellent space for relaxation or entertaining. The garden enjoys good privacy, making it a perfect retreat. With its tasteful presentation, generous accommodation, and central location, this home is ideal for first-time buyers, young families, or those seeking a charming property in a welcoming community.

Offers over £117,500





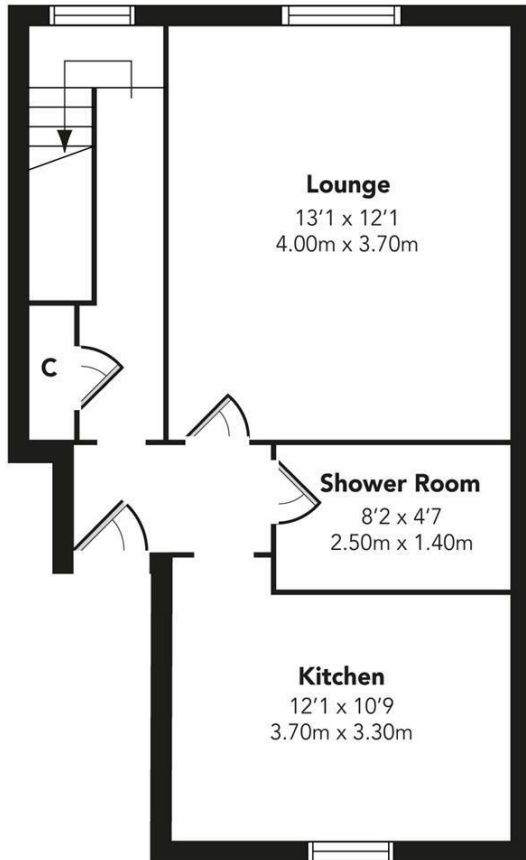
Location

Alyth is a charming Perthshire town set amidst picturesque countryside, offering a peaceful yet well-connected lifestyle. The town features a range of local amenities, including independent shops, cafés, restaurants, and primary schooling, while nearby Blairgowrie provides additional services and supermarkets. Outdoor enthusiasts will appreciate the abundance of walking, cycling, and golfing opportunities, with Alyth Hill and several renowned golf courses close by. Excellent road links connect Alyth to Dundee, Perth, and beyond, making it a practical base for commuters. The community spirit, scenic surroundings, and rich heritage make Alyth an attractive location for both families and those seeking a quieter pace of life.

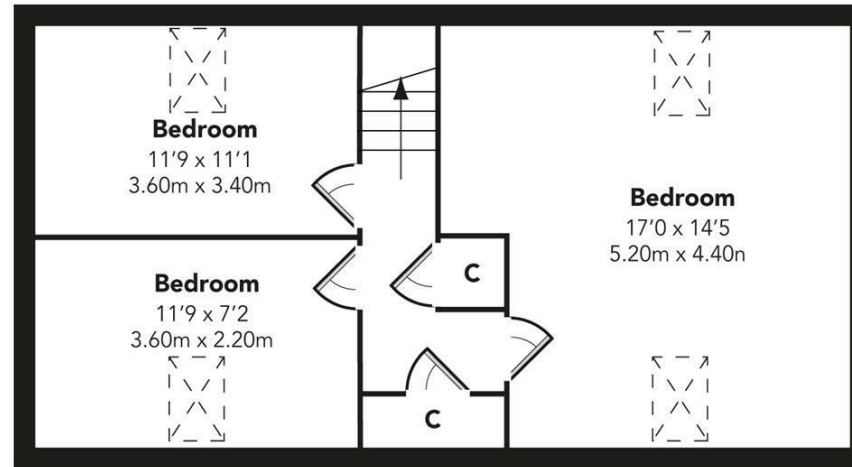




GROUND FLOOR

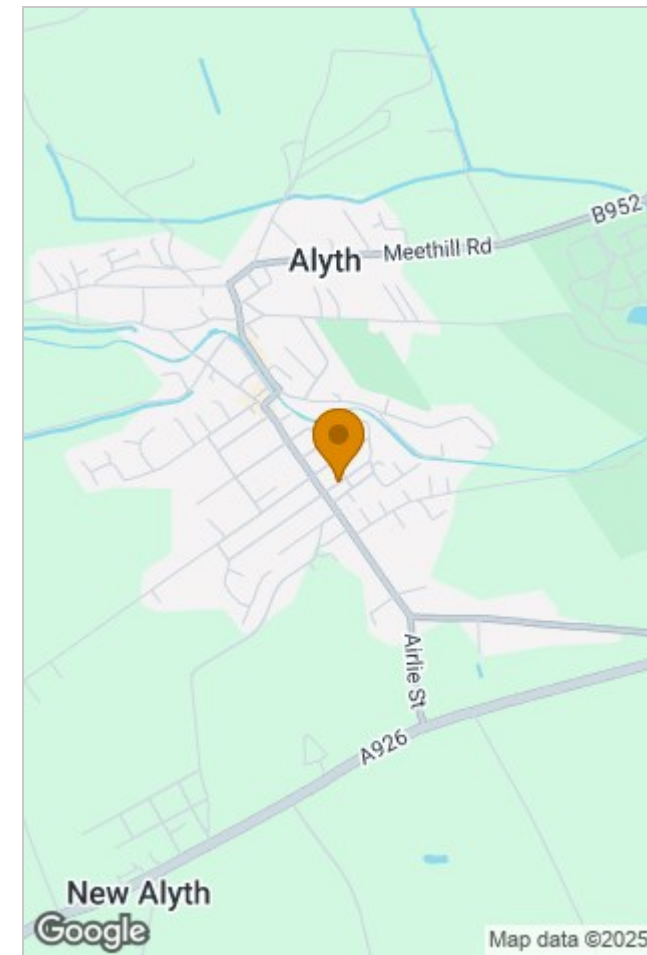


FIRST FLOOR



Floorplans are indicative only - not to scale

Produced by Plushplans

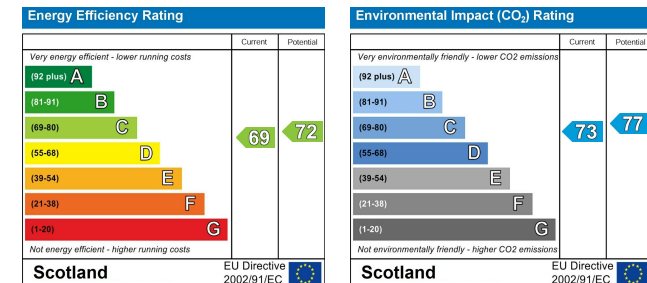


Viewing

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.



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