

MILLER GERRARD

Solicitors and Estate Agents



LECK

ALYTH

PH11 8JR

OFFERS OVER

£450,000

EPC RATING 'E'

COUNCIL TAX BAND 'F'



MAGNIFICENT FOUR BED DETACHED VILLA LOCATED IN A VERY PRIVATE AND SECLUDED AREA WITH STUNNING UNINTERRUPTED VIEWS OF THE COUNTRYSIDE AND DISTANT HILLS.

THE PROPERTY COMPRISES ENTRANCE VESTIBULE AND HALLWAY, BREAKFASTING KITCHEN, PANTRY, UTILITY, DINING ROOM, LIVING ROOM, FOUR DOUBLE BEDROOMS, WET ROOM AND BATHROOM.

THE PROPERTY BENEFITS FROM OIL CENTRAL HEATING, DRIVEWAY FOR MULTIPLE VEHICLES, GARAGE, WORKSHOP, POTTING SHED AND LARGE GARDENS.

Entrance Hallway: Spacious hallway with tiled floor and three storage cupboards, one containing digital safe and lockable metal cupboard.

Breakfasting Kitchen: Compromising tiled floor, wall mounted and floor fitted units with contrasting tops, electric induction hob and raised oven, fridge freezer, integrated dishwasher, dual aspect windows and space for table and chairs at the front facing window.

Utility: with tiled floor , shelved walls and small window. Contains boiler and plumbing for washing machine.

Dining Room: With wooden flooring, storage cupboard, double doors to living room and patio doors to the terrace and garden.

Living Room: Spacious living room with wooden flooring, large bay window overlooking the garden, feature fireplace with brick surround and log burner.

Bedroom One: A bright spacious double room with large window to the front a full wall of built-in wardrobes.

Bedroom Two: Located at the front of the property another good size bedroom with fitted carpet.

Wet Room: Spacious wet room with shower, wash hand basin and WC.

Bedroom Three: A good size room with built in wardrobes and eaves storage, a built in single bed, carpet and a Velux window.

Bedroom Four: Double room with built in storage, carpet and window to the rear of the property.

Bathroom: Comprising vinyl flooring, WC, wash hand basin and bath with shower over, tiled walls, window to the rear of the property.

Exterior: The front of the property has a large private driveway with mature trees and hedgerow, garage with power supply and workshop. Ample parking for multiple vehicles. The garden sweeps around the house. Patio seating area, lawn area, vegetable garden with raised beds and ornate greenhouse, drying green, all enclosed by hedgerow. Stunning open views over the fields beyond to Kinpurney Tower. A pathway has been made down towards the burn with a small seating area at the bottom. The workshop is situated beside the garage and is a large bright space with beautiful countryside views, storage area to the rear and WC comprising WC and wash hand basin. Potting Shed beside the workshop, with workbench and glazed roof. The property is situated on approx. 0.8 of an acre has mains water supply and a septic tank.













Alyth Primary School is a short distance away and the property is in the catchment area of Blairgowrie High School. This property is also superbly located for the commuter with access to Blairgowrie, Kirriemuir and Forfar, as well as the larger cities of Dundee and Perth. There are thriving sports clubs, cultural organisations and several golf courses locally. The beautiful Perthshire countryside is virtually on the doorstep with a wide variety of walks around Blairgowrie and more adventurous routes available in Strathardle, Glenshee and Glenisla, approximately 30 minutes by car.

MILLER GERRARD

SOLICITORS & ESTATE AGENTS

THE STUDIO

13 HIGH STREET

BLAIRGOWRIE

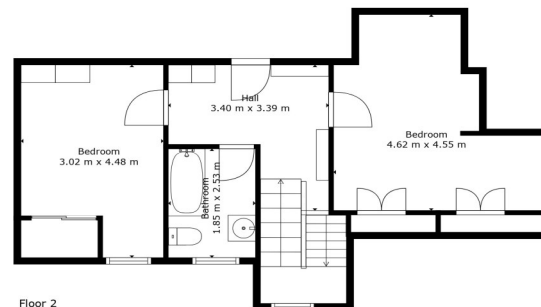
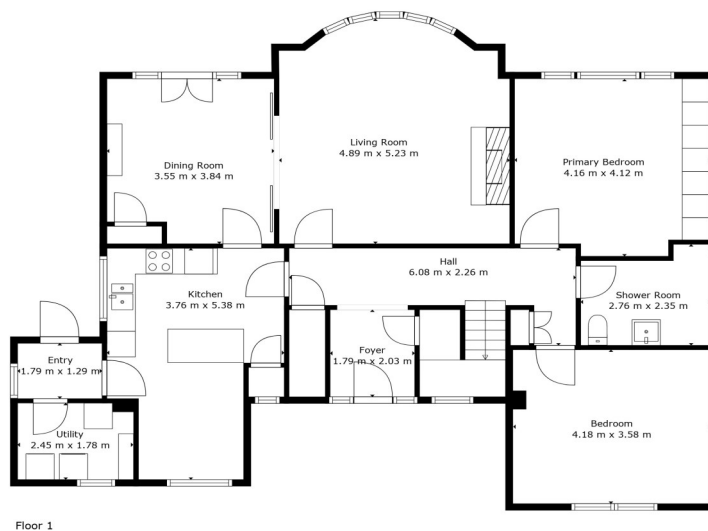
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TOTAL: 170 m²
 FLOOR 1: 122 m², FLOOR 2: 48 m²
 EXCLUDED AREAS: LOW CEILING: 1 m²
 Illustration Purposes Only.



ROOM DIMENSIONS		(in meters)	
LIVING ROOM	4.89 X 5.23	DINING ROOM	3.55 X 3.84
KITCHEN	3.76 X 5.38	BEDROOM 1	4.16 X 4.12
WETROOM	2.76 2.35	BEDROOM 2	4.18 X 3.58
BEDROOM 3	4.62 X 4.55	BEDROOM 4	3.02 X 4.48
BATHROOM	1.85 X 2.53		

Please note - if any domestic appliances are included in the price, they must be accepted as seen, with no guarantee as to their condition. It is strongly recommended that any interested party should read the Home Report on the property. Any matters concerning the property mentioned in the Home Report should be considered to have been disclosed by these particulars of sale.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be

THE ABOVE PARTICULARS, WHILE BELIEVED TO BE TRUE, ARE NOT GUARANTEED AND WILL NOT BE HELD TO FORM PART OF ANY CONTRACT OF SALE