

Simple Approach



**63 Airlie Street, Alyth
PH11 8AJ**

Offers over £99,000

This impressive maisonette flat offers a stylish and comfortable living space in the heart of Alyth. Designed with modern living in mind, the property boasts a bright and spacious lounge with large windows that flood the room with natural light, creating a welcoming atmosphere. The newly fitted contemporary kitchen comes complete with a dishwasher, washing machine, and fridge freezer, and provides ample storage and workspace with room for a dining table—perfect for both everyday meals and entertaining. Two generous bedrooms, both fully fitted with wardrobes, offer excellent accommodation, while the sleek and well-appointed bathroom adds a touch of luxury. Further benefits include gas central heating and double glazing throughout, ensuring year-round comfort and energy efficiency.

To the rear, the property enjoys a private section of garden complete with decking, a shed, and a greenhouse – ideal for outdoor dining and gardening enthusiasts. In addition, there is access to a communal drying green as well as a shared large wash house and coal shed, adding further practicality.

Set within a desirable location, this maisonette flat combines modern style with thoughtful features, making it an excellent choice for a wide range of buyers including first-time buyers, small families, or investors.

Lounge Home Report Value Of £105,000

15'5" x 14'4" (4.71 x 4.37)

Kitchen

8'0" x 14'2" (2.45 x 4.33)

Bedroom One

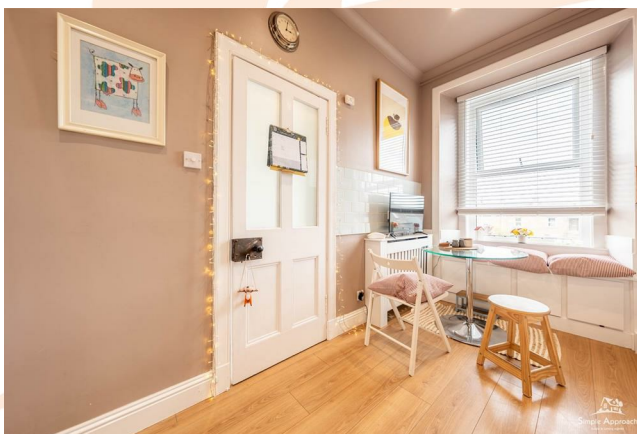
9'7" x 11'1" (2.94 x 3.39)

Bedroom Two

6'6" x 11'10" (2 x 3.61)

Bathroom

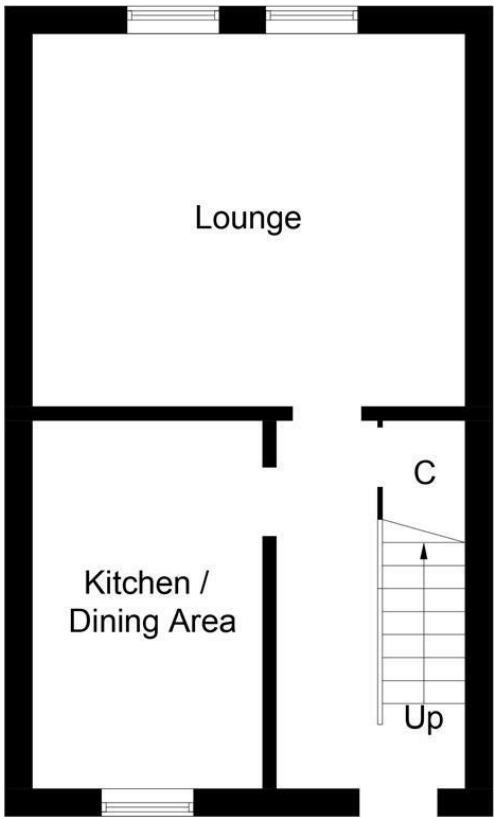
7'5" x 7'1" (2.28 x 2.17)



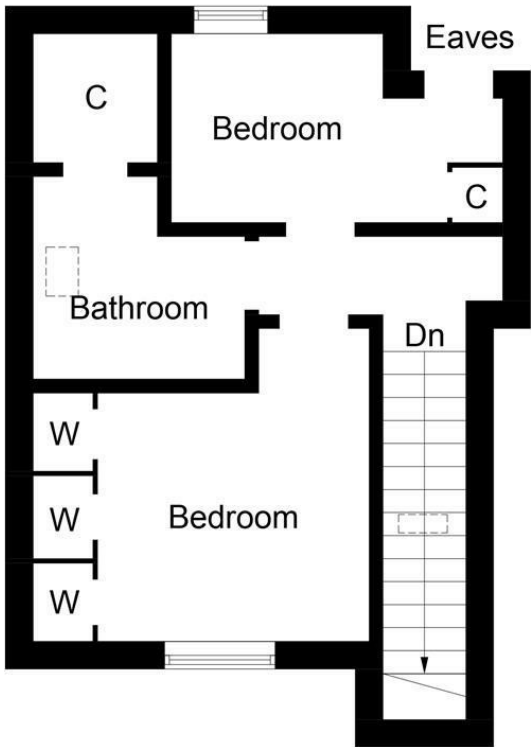


- Very Well Presented Maisonette Flat
- Bright & Spacious Lounge
- Sought After Location
- Home Report Value Of £105,000
- Two Bedrooms Fully Fitted With Wardrobes
- Modern, Newly Fitted Kitchen
- Gas Central Heating & Double Glazing
- Immaculate Move In Condition
- Private Garden Space To The Rear
- Great Views

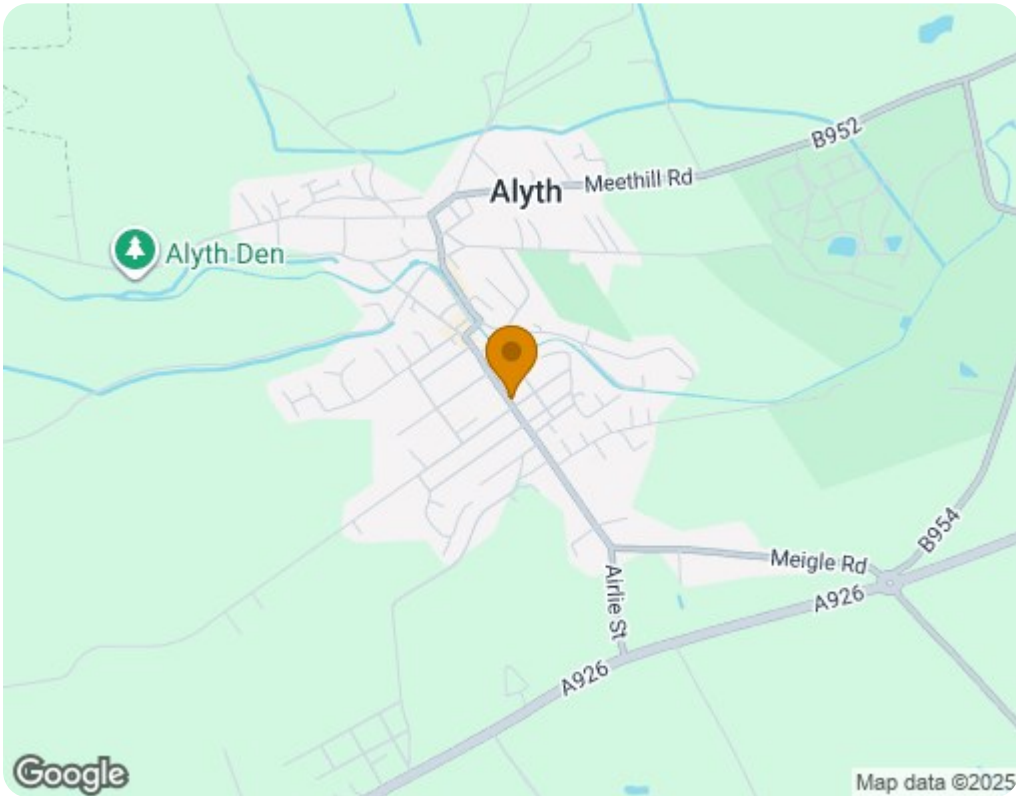




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	70	75
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland EU Directive 2002/91/EC		