

MILLER GERRARD

Solicitors and Estate Agents



8 BAMFF COURT

ALYTH

PH11 8DG

OFFERS OVER

£135,000

EPC RATING 'C'

COUNCIL TAX BAND 'C'

Miller Gerrard are delight to bring to the market 8 Bamff Court, Alyth. This property is ideal for first time buyers or small families. The property comprises two double bedrooms, both of which have built in wardrobes, a spacious lounge with patio doors to the rear garden, a kitchen and family shower room.

There is double glazing and gas central heating.

Externally there is an enclosed rear garden and driveway to the front.

There are an abundance of amenities, such as shops and the primary school within easy walking distance.

Secondary schooling and further amenities are available in Blairgowrie, which is approximately 5 miles away. The property is also well placed for access to Perth, Dundee and Angus.

In summary a lovely family home in a great location. Early viewing advised.

The country town of Blairgowrie is conveniently situated within approximately 30 minutes by car of both the cities of Perth and Dundee with their onward rail and motorway connections. Amenities in the town include shops, supermarkets, senior and primary schools, recreation centre with swimming pool, cottage hospital, health centres, dental surgery and library. 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.



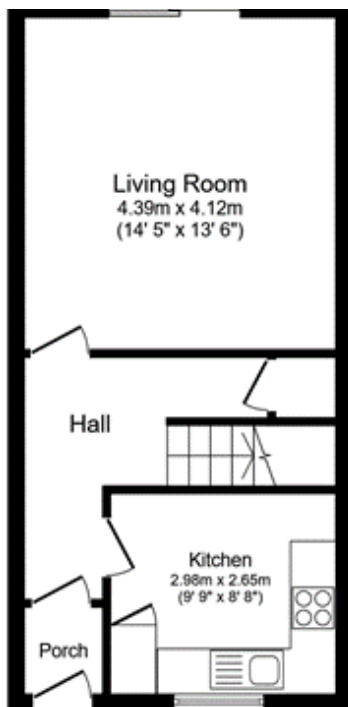






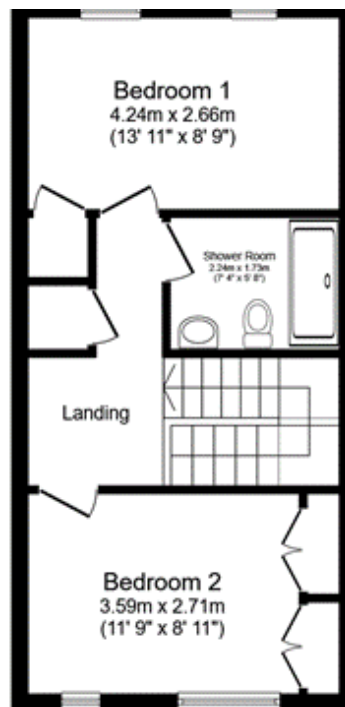






Ground Floor

Floor area 36.8 sq.m. (396 sq.ft.)



First Floor

Floor area 36.8 sq.m. (396 sq.ft.)

Total floor area: 73.7 sq.m. (793 sq.ft.)

ROOM DIMENSIONS	(in meters)		(in meters)
LIVING ROOM	4.39 X 4.12	KITCHEN	2.98 X 2.65
BEDROOM 1	4.24 X 2.66	BEDROOM 2	3.59 X 2.71
SHOWER ROOM	2.24 X 1.73		

MILLER GERRARD

SOLICITORS & ESTATE AGENTS

THE STUDIO

13 HIGH STREET

BLAIRGOWRIE

PH10 6ET

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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 given..

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