



5 Kinpurnie Drive, Alyth, Blairgowrie, PH11 8BN

Offers Over £210,000

■■■■■
NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

5 Kinpurnie Drive, Alyth, Blairgowrie, PH11 8BN

Many thanks for your interest with 5 Kinpurnie Drive, Alyth, Blairgowrie, PH11 8BN.

Next Home Estate Agents dedicate themselves to be available when you are, offering an unbeatable service 7 days a week until 9pm.

We have the largest sales team in Perthshire, operating from our 5 offices throughout Perthshire and delivering more sales than any other estate agent.

Not only are we Perthshire's Number 1 choice but we are also local. One of the reasons we know the local markets so well is because we live here. So let us guide you through the selling and buying process.

If you're a first time buyer we have incentives to help get you onto the property ladder - our consultants can advise you through the whole process.

We offer free, no obligation mortgage advice to all our buyers.

If you have a property to sell, contact us to arrange a valuation. We are renowned in getting our customers moving quicker and at a higher price than our competitors. Put us to the test and get your free valuation today, call 01738 444342.

If you would like to be kept informed of other great properties like this one please register on our hot buyers list, where we will email you of new property listings and property open days.

About the Area

The town of Alyth offers a variety of local amenities including shops, a post office, bank and health centre. There is a reputable primary school within the town and secondary schooling can be found in Blairgowrie and Kirriemuir.

Blairgowrie is located approximately 5 miles away and offers a further range of shops and recreational facilities. Golf enthusiasts are spoilt for choice with Alyth having its own golf courses and the prestigious Rosemount golf course is located in Blairgowrie.



Property Summary

Next Home are delighted to bring to the market this immaculately presented two-bedroom detached bungalow which enjoys an elevated position with stunning countryside views, offering stylish and well-planned accommodation within the popular town of Alyth.

The property is entered via a welcoming hall which benefits from built-in storage and access to the attic via a Ramsay ladder, offering excellent potential for conversion.

The hall opens into a superb open plan kitchen and dining area, forming the heart of the home. The kitchen is fitted with modern units, a central island and ample space for dining, with patio doors leading directly out to the rear garden — perfect for enjoying the views and outdoor living.

The lounge is a warm and inviting space, enhanced by a wood-burning stove and large windows that frame the surrounding countryside.

There are two well-proportioned double bedrooms, both featuring built-in storage and tiled flooring, and both enjoying open views.

A modern shower completes the accommodation.

Externally, the property benefits from ample off-street parking to the side, including a carport. The gardens to both the front and rear are designed for ease of maintenance, with the rear garden featuring a decking area which takes full advantage of the stunning outlook.

Further benefits include underfloor heating and double glazing throughout.



Key property features

- ✓ Underfloor heating
- ✓ Potential to extend into attic
- ✓ Well- presented
- ✓ 2 double bedrooms
- ✓ Ideal for a range of buyers
- ✓ Lovely views front & back
- ✓ Carport
- ✓ Open plan kitchen/dining room
- ✓ Wood-burning stove
- ✓ 2 double bedrooms











Have a property to sell?

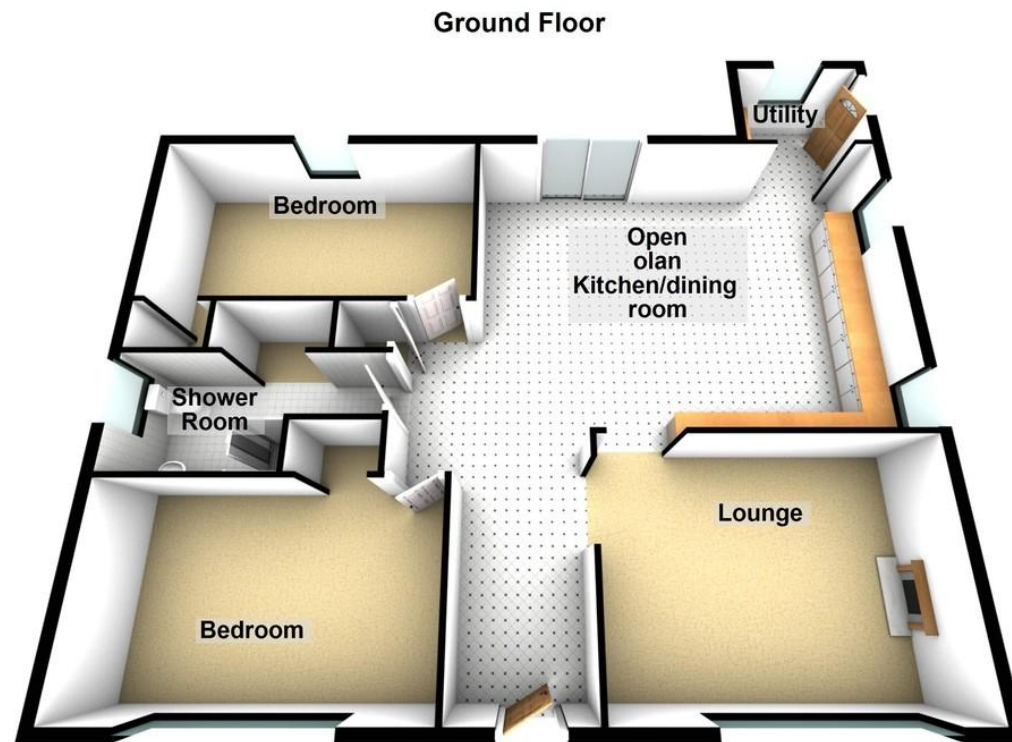
An expert from our local branch will provide you with the most accurate valuation.



NEXTHOME

ESTATE & LETTING AGENTS

Floorplans





Property Room Sizes

HALL

14' 1" x 7' 3" (4.29m x 2.21m)

LOUNGE

12' 7" x 12' 5" (3.84m x 3.78m)

KITCHEN/DINER

17' 2" x 15' 3" (5.23m x 4.65m)

BEDROOM

13' 3" x 10' (4.04m x 3.05m)

BEDROOM

13' 3" x 8' 8" (4.04m x 2.64m)

SHOWER ROOM

10' 4" x 5' 1" (3.15m x 1.55m)

PLEASE NOTE: These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract intending, purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property. All room sizes are approximate and for general guidance only. They cannot be relied upon for fitting carpets, furniture etc.



NEXTHOME

ESTATE & LETTING AGENTS

TO ARRANGE A VIEWING OF THIS PROPERTY PLEASE TELEPHONE YOUR LOCAL BRANCH BELOW:

63 – 65 George Street, Perth 01738 44 43 42

41 - 43 Allan Street, Blairgowrie..... 01250 39 80 02

47a Atholl Road, Pitlochry..... 01796 54 80 14

1a James Square, Crieff.....01764 65 00 44

211 High Street, Auchterarder.....01764 66 36 66

Email sales@nexthomeonline.co.uk

For more information about Next Home and our services please visit www.nexthomeonline.co.uk

The only Perthshire estate agent available 7 days until 9pm

PLEASE NOTE: These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract intending, purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property. All room sizes are approximate and for general guidance only. They cannot be relied upon for fitting carpets, furniture etc.

Registered Office Argyll House, Quarrywood Court, Livingston, West Lothian EH54 6AX. Registered in Scotland No. SC264812. NEXTHOME (Scotland) Ltd is an appointed representative of Kinggate Law Limited, which is authorised and regulated by the Financial Conduct Authority for advising on and arranging mortgages and insurance, broking and debt counselling of consumer credit agreements.



Next Home are proud to be members of the Property Ombudsman Scheme