


Leading Perthshire Estate Agency

10 Bank Street, Alyth, Blairgowrie, PH11 8DB

Offers Over £199,950

NEXTHOME
ESTATE & LETTING AGENTS

# Buying with Next Home

10 Bank Street, Alyth, Blairgowrie, PH11 8DB

Many thanks for your interest with 10 Bank Street, Alyth, Blairgowrie, PH11 8DB.

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.

# Next Home your number 1 choice for property sales



FREE Valuations




We're open 7 days a week until 9pm



Registered Buyers



No obligation mortgage advice



Conveyancing Quotations




First Time Buyer with No Deposit



Next Home's Buying Guide



Next Home Open Days

# About the Area

Situated in the heart of the historic town of Alyth, Bank Street offers the perfect blend of small-town charm and everyday convenience. Alyth is renowned for its welcoming community, picturesque surroundings and excellent range of local amenities, including independent shops, cafés, restaurants, a supermarket, primary school and healthcare facilities.

The town is surrounded by beautiful Perthshire countryside, with an abundance of scenic walks, cycling routes and golf courses, making it an ideal location for those who enjoy the outdoors. Nearby Blairgowrie provides a wider range of shopping and leisure facilities, while excellent road links make commuting to Perth, Dundee and beyond straightforward. Combining a relaxed pace of life with a strong sense of community, Alyth is a fantastic place to call home.









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# Property Summary

Situated within the heart of the historic town of Alyth, this charming traditional semi-detached home offers spacious and versatile accommodation, a wealth of character and beautifully established gardens that are rarely found with a property of this style. With two generous reception rooms, two double bedrooms, off-street parking and substantial workshop space, this is a home that offers far more than first meets the eye.

A welcoming entrance hall provides access to the ground floor accommodation. The spacious front-facing lounge is filled with natural light, creating a comfortable place to relax, while a separate lounge/dining room provides an excellent space for entertaining or family meals and offers flexibility to suit a variety of lifestyles. The kitchen is fitted with a range of wall and base units and leads through to the conservatory, where you can enjoy views over the beautiful rear garden throughout the seasons.

The first floor comprises two generous double bedrooms, one benefitting from built-in storage, together with a well-appointed shower room. A useful attic provides additional storage.

Externally, the property is a real highlight. The extensive rear garden has been thoughtfully divided into three distinct sections, each offering its own character and purpose. Beautifully stocked flower beds, mature trees, established planting and well-maintained lawns create a wonderful setting for keen gardeners and those who simply enjoy spending time outdoors. A charming summer house provides the perfect place to relax, while the substantial workshop offers excellent storage or potential for hobbies and projects. The property also benefits from private off-street parking.

Offering a fantastic blend of traditional character, generous living space and exceptional outdoor grounds, this is a wonderful opportunity to purchase a home full of charm in one of Perthshire's most desirable towns.





# Key property features

- Rare to the market
- 3 separate gardens
- Workshop with toilet and 1st floor
- 2 double bedrooms
- Off-street parking
- Gas central heating
- Great potential
- Popular residential area
- Chain free
- Close to Dundee & Perth





























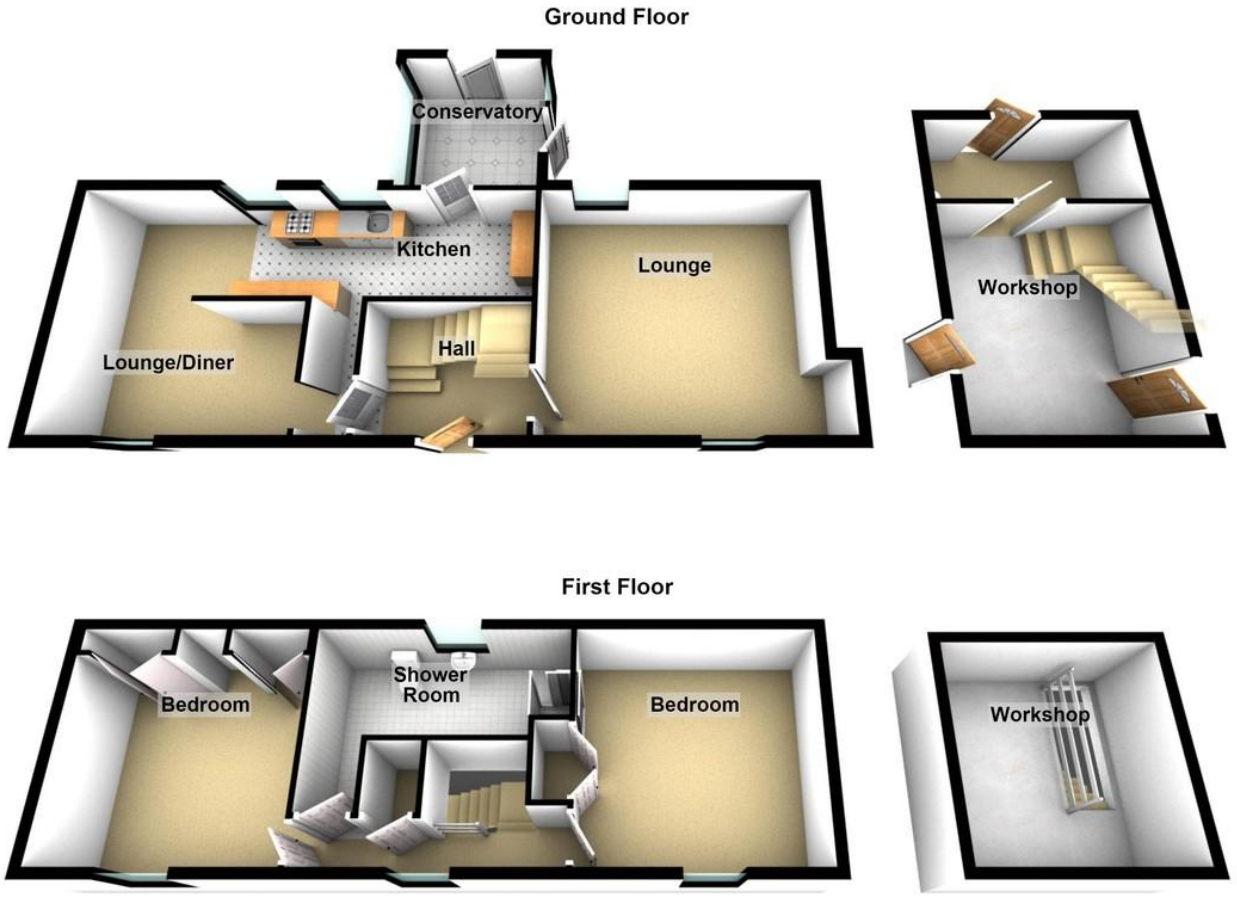







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# Floorplans


Ground Floor
Conservatory
Kitchen
Lounge
Lounge/Diner
Hall
Workshop
First Floor
Bedroom
Shower Room
Bedroom
Workshop





# Property Room Sizes

HALL

LOUNGE
*15' 1" x 14' 9" (4.6m x 4.5m)*
KITCHEN
*17' 0" x 7' 6" (5.2m x 2.3m)*
SITTING/DINING ROOM
*14' 5" x 11' 9" (4.4m x 3.6m)*
CONSERVATORY
*9' 2" x 7' 2" (2.8m x 2.2m)*
BEDROOM
*14' 9" x 12' 9" (4.5m x 3.9m)*

BEDROOM
*12' 9" x 12' 1" (3.9m x 3.7m)*
SHOWER ROOM
*13' 9" x 6' 2" (4.2m x 1.9m)*
WORKSHOP
*15' 8" x 11' 1" (4.8m x 3.4m)*
WORKSHOP REAR ENTRANCE
*10' 9" x 4' 7" (3.3m x 1.4m)*

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.

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

1a James Square, Crieff.....01764 65 00 44
211 High Street, Auchterarder.....01764 66 36 66
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