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Leading Perthshire Estate Agency

9 Commercial Street, Alyth, Blairgowrie, PH11 8AF

Offers In Region Of £90,000

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NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

9 Commercial Street, Alyth, Blairgowrie, PH11 8AF

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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.

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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

Alyth is an attractive and historic town set within the beautiful Perthshire countryside, offering an appealing combination of traditional character, excellent local amenities and easy access to the surrounding glens. Positioned approximately five miles from Blairgowrie, the town is particularly popular with families, professionals and those looking to enjoy a relaxed rural lifestyle while remaining well connected.

The town provides a good range of everyday amenities, including independent shops, cafés, local services, healthcare facilities and primary schooling, together with a strong sense of community. Nearby Blairgowrie offers an even wider selection of shops, supermarkets, restaurants and leisure facilities.

Alyth is surrounded by beautiful countryside and is an excellent base for those who enjoy the outdoors. Alyth Den provides picturesque woodland and riverside walks close to the town, while the surrounding network of paths and quiet country roads is ideal for walking and cycling. Golf enthusiasts are particularly well catered for, with Alyth Golf Club and several highly regarded courses around nearby Blairgowrie.

The town is ideally positioned for exploring wider Perthshire and Angus, with the spectacular Angus Glens, Catevan Trail and Glenshee all within easy reach. Glenshee offers superb hillwalking throughout the year and skiing and snowboarding during suitable winter conditions. Dunkeld, Pitlochry and the Cairngorms provide further opportunities for memorable days out.

Alyth also enjoys convenient road connections to Blairgowrie, Perth and Dundee, making it a practical location for commuting while retaining its peaceful countryside setting.

Combining historic charm, a welcoming community, beautiful scenery and an abundance of outdoor activities, Alyth provides an attractive base from which to enjoy the very best of Perthshire and the surrounding area.





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Property Summary

Next Home Estate Agents are delighted to present this substantial and characterful three-bedroom first and attic floor maisonette, centrally positioned at 9 Commercial Street in the popular Perthshire town of Alyth. Dating from approximately 1890 and extending to around 126m², the property offers exceptionally spacious and versatile accommodation together with a substantial ground-floor workshop/storage area.

Offering significant potential for renovation, reconfiguration and further development, the property represents an exciting opportunity for developers, investors or purchasers looking for a project where value can potentially be added. The generous proportions and flexible arrangement across three levels provide considerable scope to create a distinctive home or explore alternative configurations, subject to obtaining any necessary consents.

The first floor comprises a hallway, double bedroom with access to a Jack and Jill shower room, fitted kitchen with integrated appliances and a spacious living room. The attic floor provides two further bedrooms, a second shower room with WC, kitchen/utility room and an additional living room, offering an unusually flexible layout.

Adding considerably to the development potential is the substantial ground-floor storage/workshop, currently equipped with power and workbenches. This valuable additional space could appeal to purchasers seeking workshop, business or storage facilities and may offer potential for alternative use, subject to all necessary permissions and consents.

The property benefits from gas central heating and is now ready for a programme of upgrading and modernisation, providing an excellent blank canvas from which to create something truly individual. Centrally located within Alyth, everyday amenities are within easy reach.

With approximately 126m² of accommodation, substantial additional ground-floor space and considerable scope for improvement, 9 Commercial Street represents a particularly interesting development and investment opportunity where early viewing is highly recommended.



Key property features

- ✓ First & attic floor maisonette
- ✓ 2 Kitchen, 2 lounges and 2 bathrooms
- ✓ Large storage/workshop area on the ground floor
- ✓ Excellent storage
- ✓ Gas central heating
- ✓ Development opportunity
- ✓ On street parking
- ✓ Centrally located
- ✓ Close to local amenities













An aerial photograph of a suburban residential neighborhood, featuring rows of brick houses with tiled roofs and green lawns. The image is overlaid with a semi-transparent blue filter. The text is centered in the upper half of the image.

Have a property to sell?

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



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Floorplans

GROUND FLOOR
572 sq.ft. (53.2 sq.m.) approx.



1ST FLOOR
599 sq.ft. (55.6 sq.m.) approx.



2ND FLOOR
731 sq.ft. (67.9 sq.m.) approx.



Property Room Sizes

1ST FLOOR

LOUNGE

16' 4" x 14' 1" (5m x 4.3m)

BEDROOM

9' 10" x 9' 6" (3m x 2.9m)

ENSUITE

10' 5" x 3' 11" (3.2m x 1.2m)

KITCHEN

12' 1" x 6' 10" (3.7m x 2.1m)

2ND FLOOR

LOUNGE

14' 1" x 12' 1" (4.3m x 3.7m)

BEDROOM

9' 2" x 7' 10" (2.8m x 2.4m)

BEDROOM

9' 2" x 9' 2" (2.8m x 2.8m)

SHOWER ROOM

8' 2" x 4' 7" (2.5m x 1.4m)

UTILITY ROOM

12' 1" x 9' 10" (3.7m x 3m)

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.



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

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