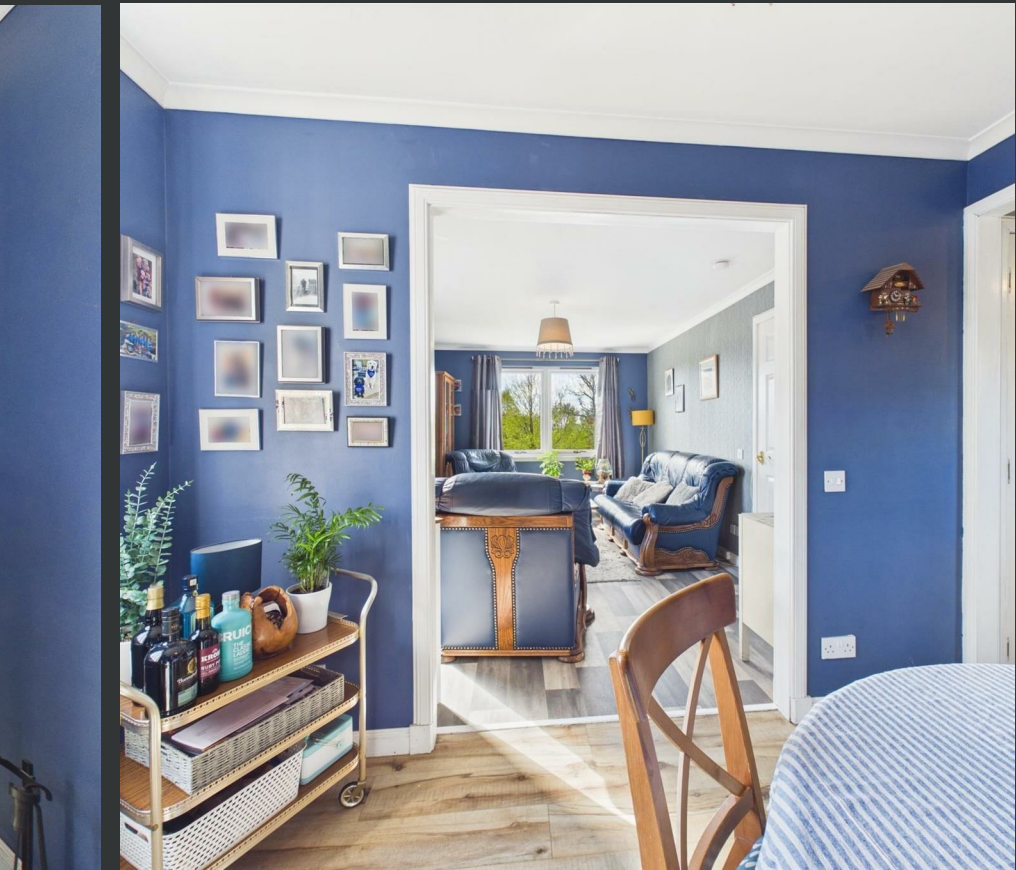




22 Strathmore Terrace, Blairgowrie, PH11 8DP  
Offers over £197,500

 3  1  1  C



## 22 Strathmore Terrace Blairgowrie, PH11 8DP

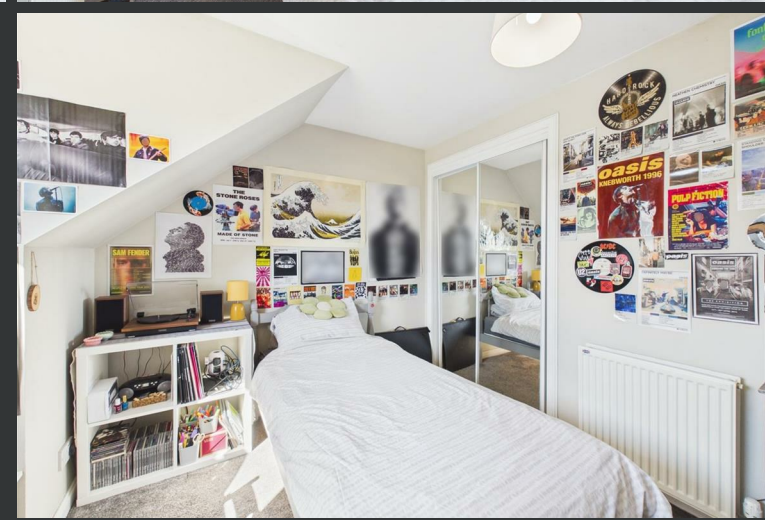
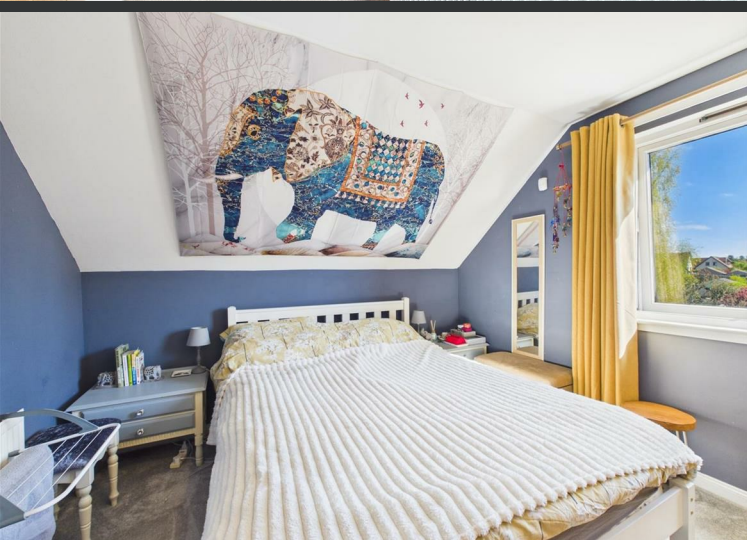
- Detached home in quiet residential area
- Dining room with wood-burning stove
- Three well-proportioned bedrooms
- Flexible layout over two levels
- Patio area for outdoor dining
- Bright and spacious living room
- Modern fitted kitchen
- Family bathroom plus ground floor WC
- Generous private gardens
- Detached garden room/bar

22 Strathmore Terrace is a charming and well-presented detached home set within a peaceful residential area of Alyth, offering flexible accommodation ideal for families or those seeking a comfortable lifestyle in a scenic setting. The property is thoughtfully laid out over two levels, combining practicality with inviting living spaces.

On the ground floor, a welcoming hallway leads to a bright and spacious living room, enhanced by large windows and a cosy atmosphere. The adjacent dining room provides an ideal space for entertaining, complete with a stylish wood-burning stove that adds warmth and character. The modern fitted kitchen offers ample storage and a pleasant outlook over the garden. A convenient ground floor bedroom and WC complete this level. Upstairs, there are two further well-proportioned bedrooms and a contemporary family bathroom, creating a comfortable and functional layout for modern living. Externally, the property benefits from generous garden grounds, including a private rear patio area perfect for outdoor dining, as well as a well-maintained lawn. A detached garden room/bar adds a unique and versatile space for relaxation or entertaining. This attractive home combines indoor comfort with outdoor enjoyment in a desirable location.

Offers over £197,500

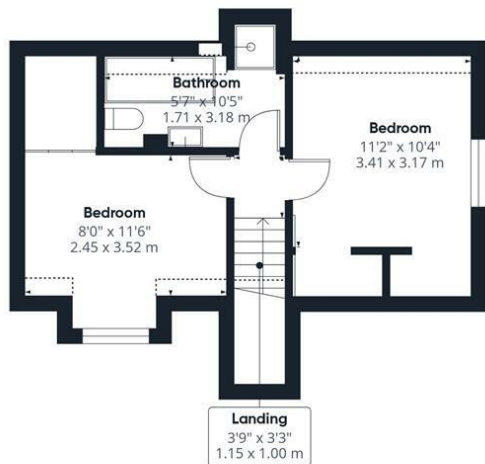
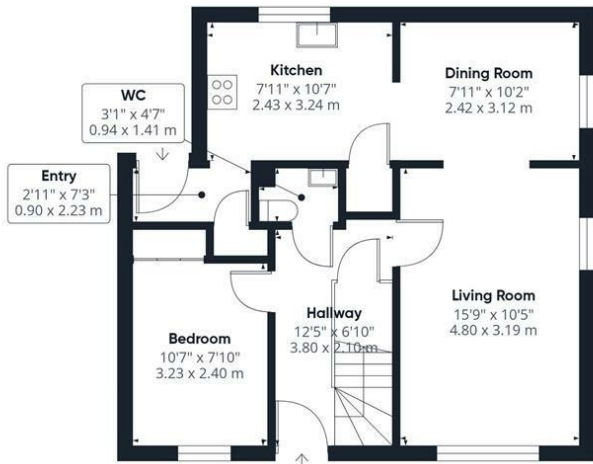




## Location

Alyth is a charming and historic town in Perthshire, known for its picturesque surroundings and strong sense of community. The town offers a range of local amenities including shops, cafés, schools, and leisure facilities, while nearby Blairgowrie provides further services and supermarkets. Surrounded by beautiful countryside, Alyth is ideal for outdoor enthusiasts, with easy access to walking routes, golf courses, and scenic landscapes. The area is well connected by road, allowing convenient travel to Perth, Dundee, and beyond. Combining rural charm with everyday convenience, Alyth is a desirable location for families, professionals, and those seeking a relaxed lifestyle.





**Approximate total area<sup>(1)</sup>**  
 907 ft<sup>2</sup>  
 84.3 m<sup>2</sup>

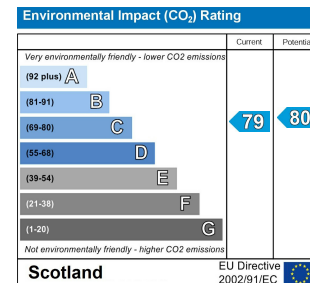
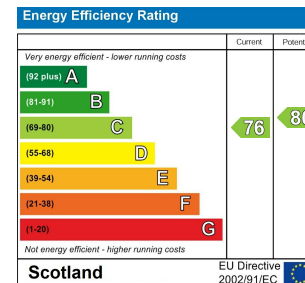
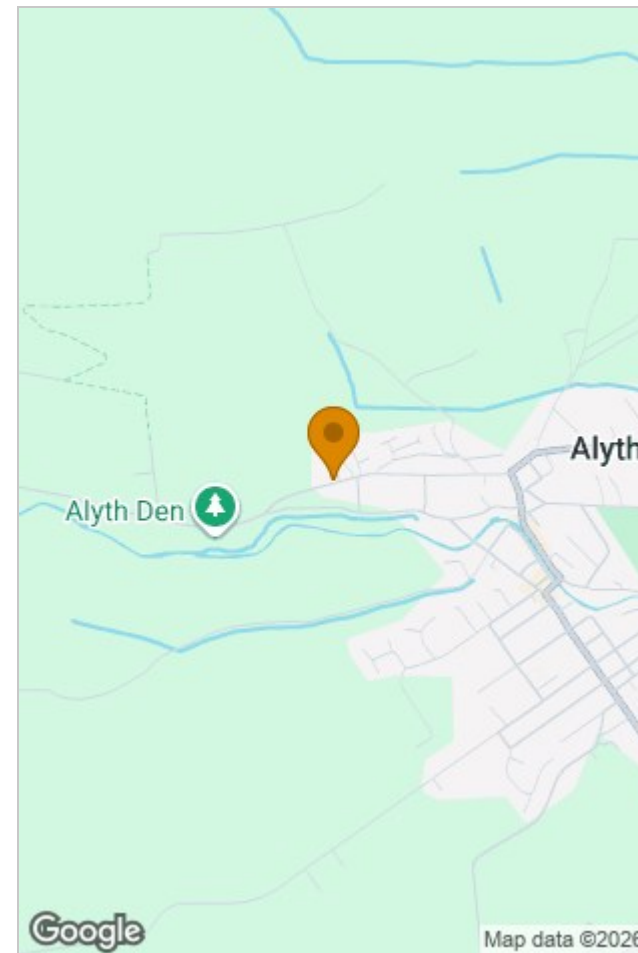
**Reduced headroom**  
 22 ft<sup>2</sup>  
 2.1 m<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom  
 ----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



## Viewing

Please contact our Perth Office on 01738 260 035 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

