

MILLER GERRARD

Solicitors and Estate Agents



**THE BUNGALOW
SOUTH BALLOCH
ALYTH
PH11 8JN**

**OFFERS OVER
£200,000**



**EPC RATING 'E'
COUNCIL TAX BAND 'D'**

Miller Gerrard are delighted to bring to the market The Bungalow at South Balloch Farm. The property is a three bedroom detached bungalow located in a quiet, rural pocket roughly 2-3 miles outside of Alyth. It is surrounded by scenic Perthshire countryside with elevated views, offering highly peaceful, semi rural living.

Despite the rural feel, the town of Alyth is only a few minutes drive away, while Blairgowrie is approx. a 15 minute drive.

The property itself offers ample living space with a kitchen, dining room and lounge with lovely views over the countryside. There are three bedrooms and a family bathroom.

An ideal family size home in a beautiful setting. Arrange a viewing so that you can see all that The Bungalow has to offer.

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.







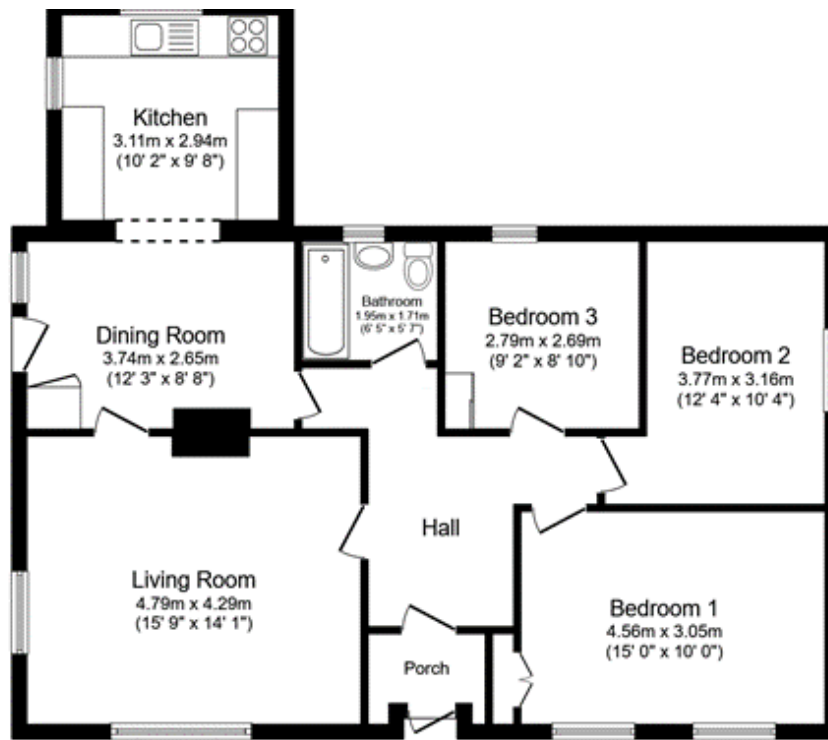












Floor Plan

Total floor area: 88.9 sq.m. (957 sq.ft.)

ROOM DIMENSIONS	(in meters)	(in meters)	
KITCHEN	3.11 X 2.94	DINING ROOM	3.74 X 2.65
LIVING ROOM	4.79 X 4.29	BEDROOM 1	4.56 X 3.05
BEDROOM 2	3.77 X 3.16	BEDROOM 3	2.79 X 2.69
BATHROOM	1.95 X 1.71		

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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