



Leading Perthshire Estate Agency

Fairwinds, Hay Street, Alyth, Blairgowrie, PH11 8DQ

Offers Over £310,000


NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

Fairwinds, Hay Street, Alyth, Blairgowrie, PH11 8DQ

Many thanks for your interest with Fairwinds, Hay Street, Alyth, Blairgowrie, PH11 8DQ.

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.

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If you have a property to sell, contact us to arrange a valuation. We are reknown 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.

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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

The town of Alyth offers a variety of local amenities including shops, a post office 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.





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Property Summary

Next Home are delighted to bring to the market this spacious three-bedroom detached bungalow, situated within a quiet and sought-after area of the popular town of Alyth.

This well-proportioned home offers flexible accommodation throughout, ideal for a range of buyers. The property is entered via a lobby leading into a central hall which provides access to all rooms on offer.

The lounge is bright and inviting, benefitting from dual aspect windows that allow natural light to flood the space. A separate office provides an ideal setting for home working. The modern kitchen is fitted with quality units and flows into a generous dining space — perfect for both everyday living and entertaining. A separate utility room adds further practicality.

There are three double bedrooms, all benefitting from built-in storage. One of the bedrooms offers excellent flexibility, featuring its own kitchenette and potential for independent living. The accommodation is completed by a family bathroom and a separate shower room.

Externally, the property benefits from off-street parking for two vehicles via a driveway leading to a garage. The garden grounds extend to either side of the property, offering a high degree of privacy with mature shrubbery, areas of lawn and pleasant countryside views.

The property further benefits from gas central heating and double glazing throughout.



Key property features

- ✓ 3 double bedrooms
- ✓ Bungalow
- ✓ Close to local amenities
- ✓ Ideal for retirement
- ✓ Garage
- ✓ Good sized garden
- ✓ Lovely views
- ✓ Off-street parking
- ✓ Gas central heating
- ✓ Outbuilding





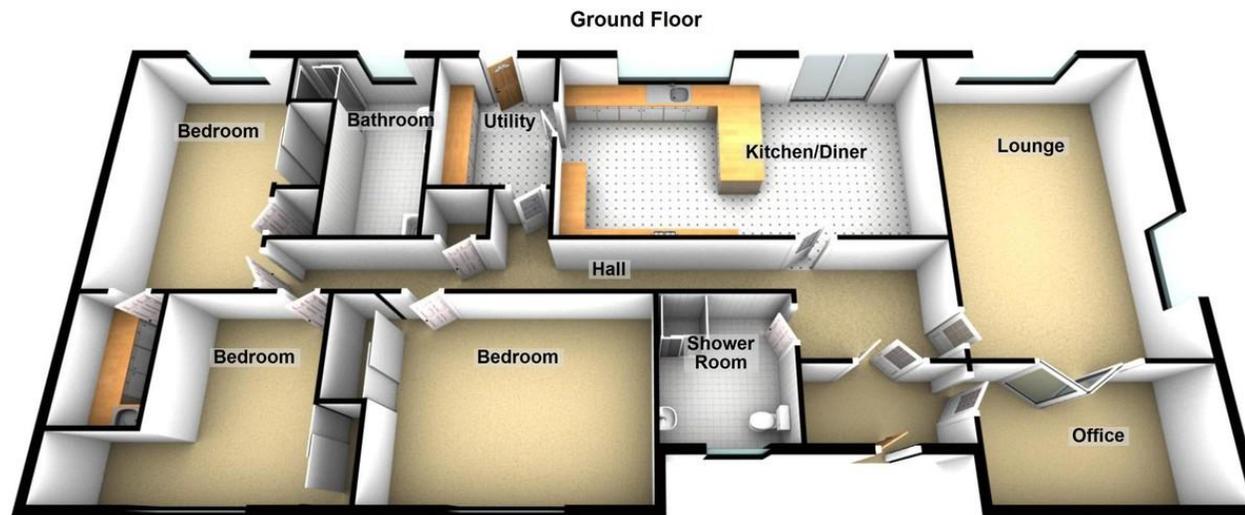








Floorplans



Property Room sizes

LOBBY

HALL

LOUNGE

19' 1" x 13' 5" (5.82m x 4.09m)

OFFICE

13' 5" x 7' 7" (4.09m x 2.31m)

KITCHEN/DINER

21' x 10' 5" (6.4m x 3.18m)

BEDROOM

13' 5" x 11' 7" (4.09m x 3.53m)

BEDROOM

11' 6" x 11' 9" (3.51m x 3.58m)

BEDROOM

14' 5" x 11' 6" (4.39m x 3.51m)

KITCHENETTE

BATHROOM

10' 9" x 6' 2" (3.28m x 1.88m)

SHOWER ROOM

8' 5" x 7' 4" (2.57m x 2.24m)

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

Email sales@nexthomeonline.co.uk

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