

# 5 Parkside Road

ALYTH, PERTSHIRE, PH11 8BX



*SPACIOUS THREE BEDROOM MID TERRACED HOME IN ALYTH WITH ATTIC CONVERSION*



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McEwan Fraser Legal is delighted to present this three-bedroom mid terraced home with attic conversion and landscaped rear garden. This is a spacious and well-presented home within a popular Alyth setting. Situated on Parkside Road in Alyth, Perthshire, this mid terraced home provides a practical family layout with an attic conversion, private gardens and attractive outdoor entertaining space. Extending to approximately 94 square metres, the property offers an excellent balance of living space, bedroom accommodation and value within the local market.

The property presents as bright, comfortable and easy to maintain, with a layout that supports both family living and flexible use of space. The combination of traditional proportions and modern practicalities creates a home that will appeal to a wide range of buyers, including first-time purchasers, young families and those seeking additional workspace. The ground floor begins with an entrance hallway leading through to a comfortable lounge, providing a welcoming everyday living environment.

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To the rear, the dining kitchen forms a sociable and functional space with fitted base and wall units, integrated oven and hob, and ample room for dining. The layout works well for day-to-day living while maintaining a strong connection to the rear garden.

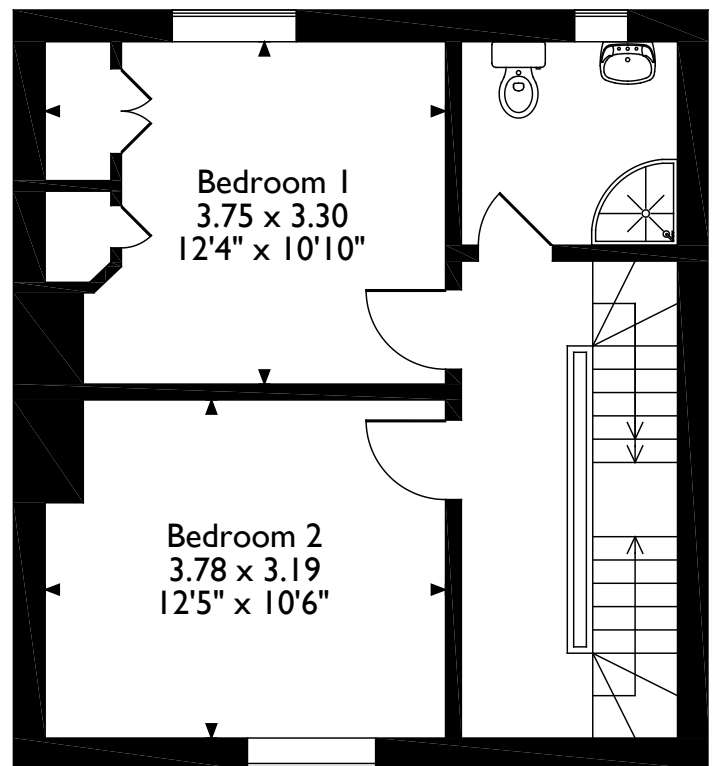
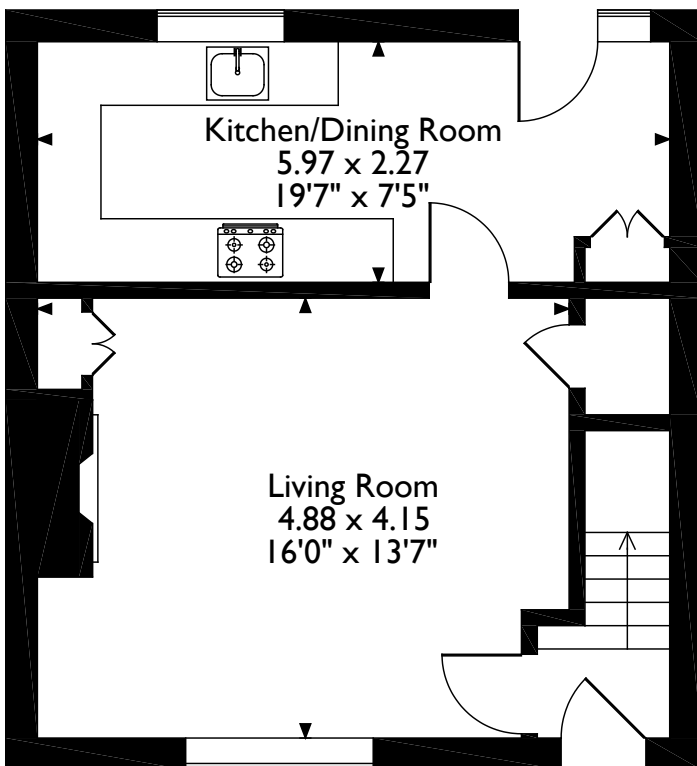
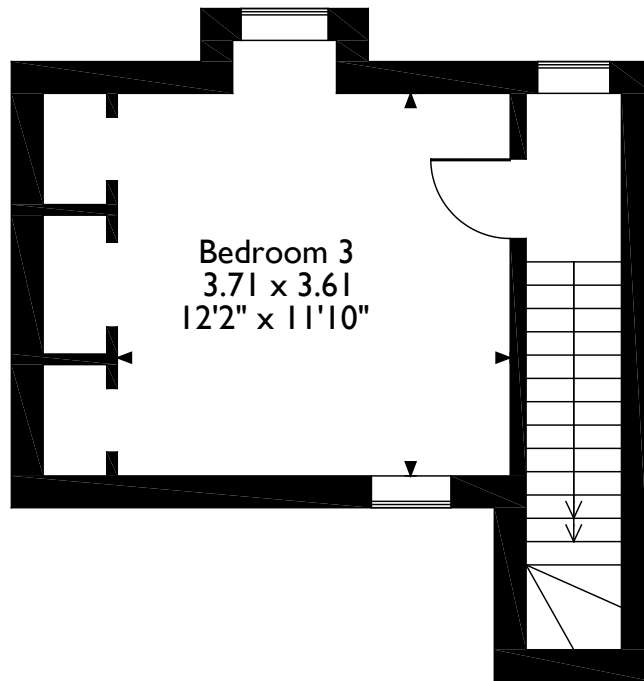


The first floor provides two bedrooms alongside a shower room fitted with white sanitary ware and a contemporary glass wash hand basin. The attic conversion creates a further bedroom, adding valuable flexibility for family living, guest accommodation or home working. This additional upper level is a key feature within the property and broadens its appeal considerably. Gas central heating is installed throughout the property, served by a combi boiler.









Gross internal floor area (m<sup>2</sup>): 91m<sup>2</sup>

EPC Rating: D



Externally, the property benefits from gardens to both the front and rear. The rear garden has been arranged to support outdoor seating and entertaining, including an area of timber decking with a pergola, creating an attractive and usable outdoor environment. Timber fencing defines the boundaries and provides privacy. Within Alyth, buyers are increasingly prioritising space, flexibility and outdoor usability, particularly where homes offer accommodation capable of adapting over time.

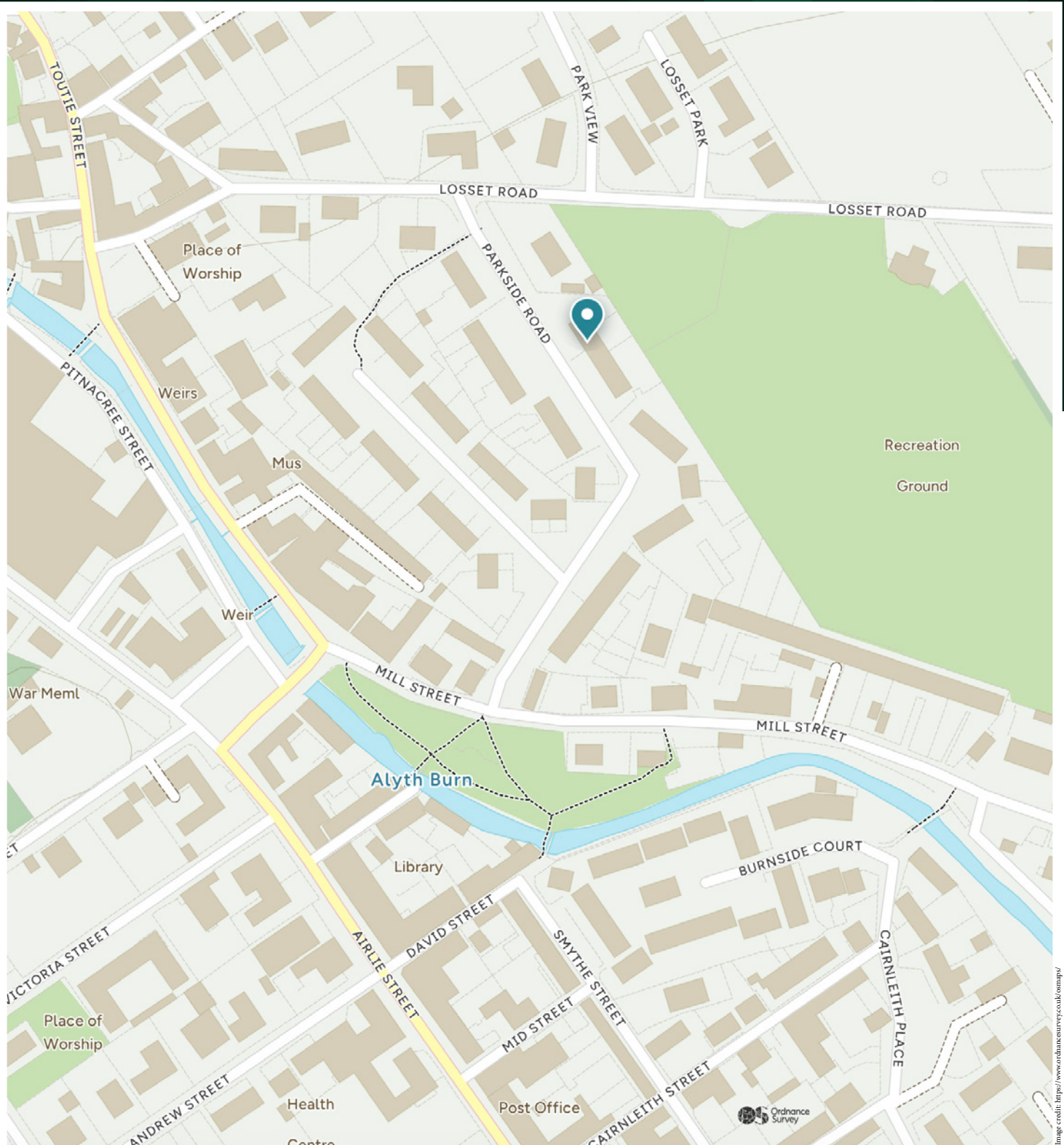
This property stands out due to its attic conversion, practical layout and attractive rear garden setting, all within a well-established residential area. Homes providing three-bedroom flexibility at this level are not always readily available.



Situated on Parkside Road within Alyth, Perthshire, the property enjoys a convenient setting within walking distance of local amenities and services. Primary education is available at Alyth Primary School, with secondary schooling provided by Blairgowrie High School, both well-regarded locally. Alyth offers a range of independent shops, cafés, convenience stores and everyday amenities, while the nearby town of Blairgowrie provides supermarkets, leisure facilities and additional services.

The property is well-positioned for access to both Perth and Dundee, supporting commuting and wider connectivity while retaining the appeal of small-town living. The surrounding Perthshire countryside also offers excellent walking, cycling and outdoor leisure opportunities.

## The Location



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