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Berkeley, St Ninians Road, Alyth, Blairgowrie, PH11 8AP

Offers Over £215,000

NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

Berkeley, St. Ninians Road, Alyth, Blairgowrie, PH11 8AP

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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.

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No obligation
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First Time Buyer
with No Deposit



Next Home's
Buying Guide



Next Home
Open Days

About the Area

Nestled at the foot of the scenic Angus Glens, the charming town of Alyth offers an idyllic blend of Highland scenery, rich history and a welcoming community, making it a highly desirable place to call home. Surrounded by rolling countryside yet conveniently positioned for commuting to Blairgowrie, Perth, Dundee and Aberdeen, Alyth enjoys the perfect balance of rural tranquillity and modern convenience.

The town boasts an excellent range of local amenities including independent shops, cafés, restaurants, a supermarket, primary school, medical practice and leisure facilities, all contributing to its strong sense of community. Outdoor enthusiasts are particularly well catered for, with picturesque woodland walks, cycling routes and riverside trails on the doorstep, while the nearby Cateran Trail and Angus Glens provide outstanding opportunities for hiking and exploring Scotland's spectacular countryside.

Golfers can enjoy the renowned Alyth Golf Club, an attractive heathland course offering stunning views across Strathmore, while fishing, horse riding and a variety of country pursuits are all available nearby. The surrounding area is also home to historic castles, visitor attractions and some of Scotland's finest scenery, ensuring there is something to enjoy throughout the year.

With excellent road links via the A926 and nearby A93, together with easy access to the cities of Perth and Dundee, Alyth combines the charm of a traditional Scottish town with excellent connectivity, making it an exceptional location for families, professionals and those seeking a peaceful lifestyle in the heart of Perthshire.





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Property Summary

Next Home Estate Agents are delighted to present Berkeley, a beautifully maintained three bedroom semi-detached home occupying a generous plot on the sought-after St. Ninians Road in Alyth. Surrounded by extensive mature gardens and enhanced by a wealth of outdoor features, this charming property offers an exceptional lifestyle opportunity for families and those seeking a peaceful setting with beautifully landscaped grounds.

The accommodation is bright, spacious and thoughtfully arranged over two levels. A welcoming, light-filled hallway leads through the ground floor, where there is a comfortable lounge, a separate dining room and a modern fitted kitchen designed to meet the demands of contemporary living. A convenient ground floor WC completes the accommodation on this level.

Upstairs, the property offers three well-proportioned bedrooms, with the third currently utilised as a home office, providing flexibility for modern family life or remote working. A well-appointed family bathroom serves the first floor.

The home has been designed with energy efficiency in mind, benefiting from an air source heat pump and solar panels with a valuable feed-in tariff to the National Grid, helping to reduce running costs while supporting sustainable living.

Externally, Berkeley is a true highlight. The extensive gardens have been lovingly cultivated and feature an abundance of mature planting, creating a peaceful and private outdoor retreat. A delightful pond, greenhouse and charming summer house further enhance the appeal, while three separate seating areas positioned to the front, side and rear allow you to enjoy the gardens and sunshine throughout the day. A substantial timber-built double garage provides excellent storage, workshop space or secure parking, with additional on-street parking available.

Combining spacious accommodation, impressive gardens and energy-efficient features within one of Alyth's most desirable residential locations, Berkeley represents a rare opportunity to acquire a truly special home. Early viewing is highly recommended to fully appreciate the quality, setting and lifestyle on offer.



Key property features

- ✓ 2 Double bedrooms 1 single
- ✓ Family bathroom & separate WC
- ✓ Timber built double garage
- ✓ Extensive mature gardens with separate seating areas
- ✓ Summerhouse & greenhouse
- ✓ Air source heat pump
- ✓ Solar panels with feed in tariff
- ✓ Popular residential location
- ✓ Close to local amenities
- ✓ Close to local schooling













An aerial photograph of a suburban residential neighborhood, featuring rows of houses with red brick walls and grey tiled roofs. The houses are set back from the roads with green lawns and some have small sheds or garages. The entire image is covered with a semi-transparent blue filter. The text is centered over the image.

Have a property to sell?

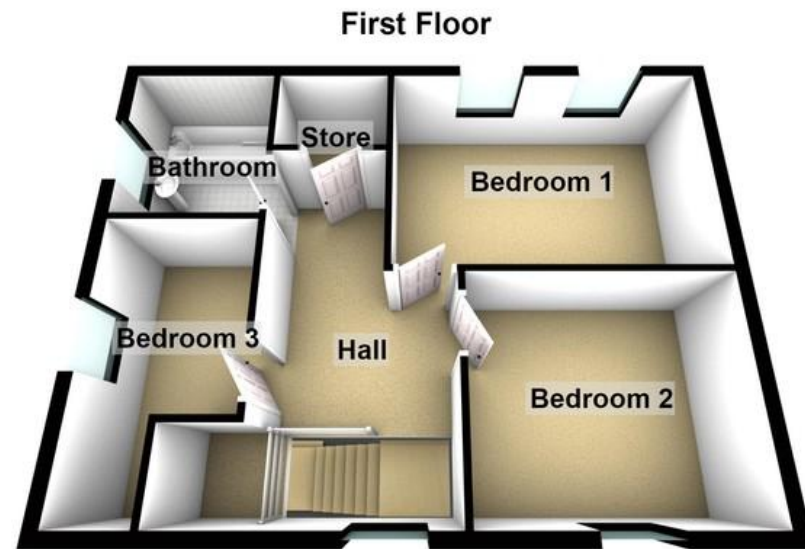
An expert from our local branch will provide you with
the most accurate valuation.



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Floorplans





Property Room Sizes

KITCHEN

10' 11" x 6' 11" (3.34m x 2.13m)

LOUNGE

15' 7" x 10' 10" (4.75m x 3.32m)

DINING ROOM

12' 1" x 10' 9" (3.69m x 3.3m)

BEDROOM 1

14' 11" x 10' 1" (4.57m x 3.09m)

BEDROOM 2

11' 10" x 10' 2" (3.63m x 3.12m)

BEDROOM 3

12' 3" x 6' 7" (3.74m x 2.01m)

BATHROOM

7' 10" x 6' 11" (2.39m x 2.11m)

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

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