



The Workshop Mill Street, Alyth, PH11 8BJ
Offers over £237,500



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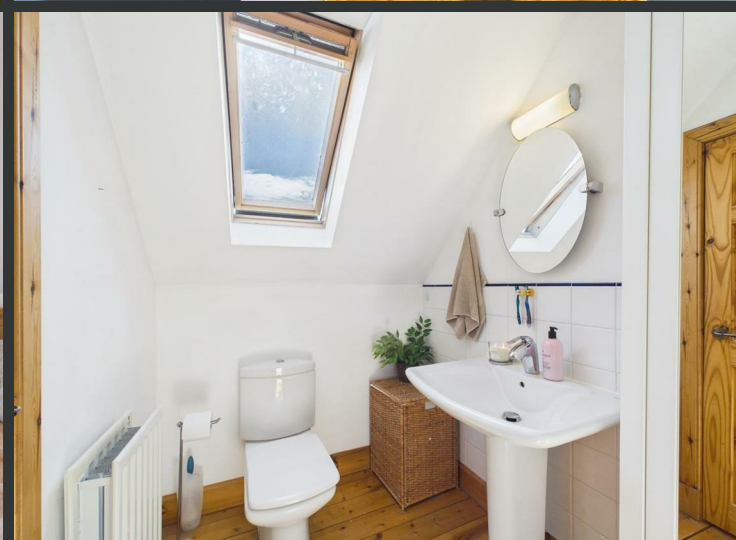
- Charming detached stone-built home
- Spacious living room with wood-burning stove
- Well-equipped fitted kitchen
- Three bedrooms
- Modern family bathroom
- Central Alyth location
- Bright dining area with French doors
- Separate utility room and WC
- Principal bedroom with en suite
- Private low-maintenance courtyard

The Workshop is a charming and beautifully presented detached home, blending characterful features with stylish modern interiors, located in the heart of Alyth.

The ground floor offers a warm and welcoming layout, featuring a spacious living room with a wood-burning stove, creating a cosy focal point. The adjoining dining area is ideal for entertaining, with French doors opening onto the private courtyard, allowing for seamless indoor-outdoor living. A well-appointed kitchen provides ample storage and workspace, complemented by a separate utility room and convenient WC. Upstairs, the property offers three comfortable bedrooms, including a principal bedroom with the added benefit of an en suite shower room. The remaining bedrooms are served by a modern family bathroom, ensuring flexibility for family living or guests. Externally, the property enjoys a low-maintenance courtyard garden, perfect for relaxing or entertaining, along with useful outbuildings for storage. With its attractive stone exterior, tasteful interiors, and central yet peaceful location, The Workshop presents a unique opportunity to acquire a distinctive home suited to a range of buyers.

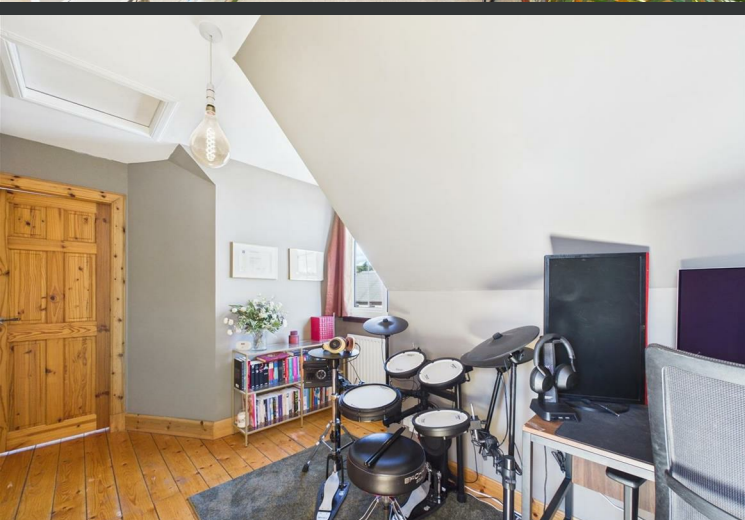
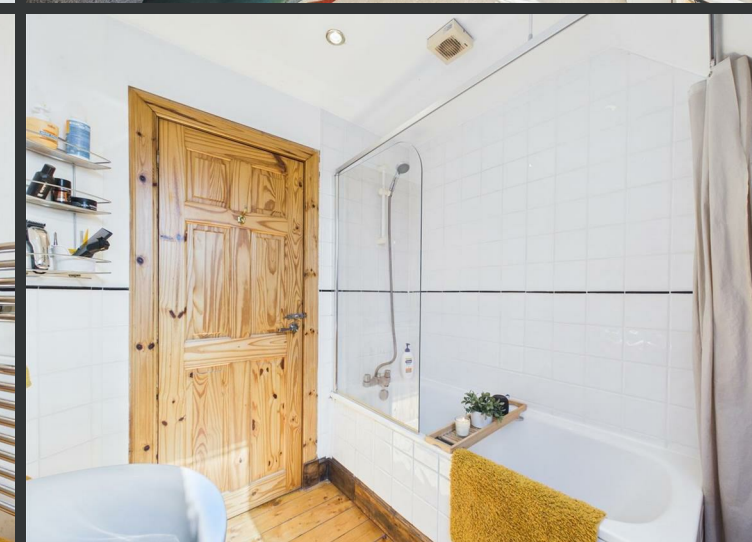
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Location

Alyth is a picturesque and welcoming town in Perthshire, known for its strong sense of community and scenic surroundings. The town offers a range of local amenities including shops, cafés, and primary schooling, while nearby Blairgowrie provides further services and supermarkets. Surrounded by beautiful countryside, Alyth is ideal for outdoor enthusiasts, with excellent walking, cycling, and golfing opportunities, including the renowned Alyth Golf Club. The area also offers easy access to larger cities such as Perth and Dundee, making it a convenient base for commuters. Combining rural charm with accessibility, Alyth is a highly desirable place to call home.





Floor 1

Approximate total area⁽¹⁾1326 ft²123,1 m²

Reduced headroom

62 ft²5.8 m²

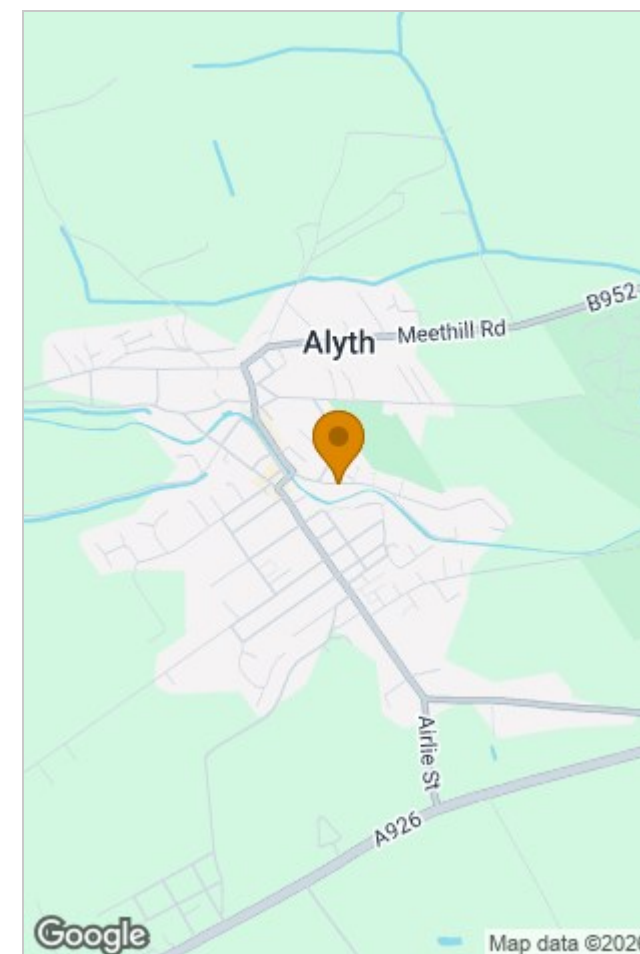
(1) Excluding balconies and terraces

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



Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	74	78

EU Directive 2012/27/EC

Scotland

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	76	77

EU Directive 2012/27/EC

Scotland

