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Leading Perthshire Estate Agency

10 St. Andrew Street, Alyth, Blairgowrie, PH11 8AT

Offers Over £220,000


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Buying with Next Home

10 St. Andrew Street, Alyth, Blairgowrie, PH11 8AT

Many thanks for your interest with 10 St. Andrew Street, Alyth, Blairgowrie, PH11 8AT.

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.

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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 Estate Agents are delighted to present this beautifully renovated Victorian end terrace home located on the sought-after St. Andrew Street in Alyth. Lovingly upgraded by the current owner and finished to an exceptionally high standard throughout, this impressive property perfectly blends charming period character with stylish contemporary living.

Presented in true walk-in condition, the home is light filled, spacious and tastefully decorated throughout, with high quality fixtures and fittings enhancing every room. The welcoming entrance hallway retains attractive traditional features including decorative cornicing and staircase detail, setting the tone for the accommodation beyond.

The spacious lounge to the front of the property offers a warm and inviting atmosphere, centred around a charming woodburning stove. To the rear, the stunning open plan kitchen and dining area has been thoughtfully designed for modern living and entertaining, featuring a contemporary fitted kitchen and an attractive multi-fuel stove creating a cosy focal point. A bright sun room extends the living space further and provides direct access to the rear garden.

Upstairs, the property offers three bedrooms comprising two generous doubles and a versatile single bedroom, ideal as a nursery, dressing room or home office. The modern bathroom has also been upgraded to an excellent standard, complementing the quality finish found throughout the home.

Externally, the property continues to impress with private gardens to both the front and rear. The rear garden is laid mainly to lawn with beautiful mature planting, a seating area and a gated gravel driveway leading to a substantial garage. Exceptionally spacious, the garage comfortably accommodates two vehicles while still offering excellent storage and workshop potential. The front garden is also attractively landscaped with mature planting and a private seating area.

Further benefits include double glazing and central heating, ensuring comfort and efficiency year-round. Combining elegant Victorian character with contemporary style and generous outdoor space, this outstanding home offers a rare opportunity within the charming town of Alyth.



Key property features

- ✓ 2 Double bedrooms and 1 single bedroom.
- ✓ Tastefully decorated throughout
- ✓ Finished to an exceptionally high standard
- ✓ Contemporary kitchen and bathroom
- ✓ Feature multi-fuel stoves
- ✓ Stunning mature gardens front and back
- ✓ Secure, gated off-road parking
- ✓ Large garage/workshop
- ✓ Gas central heating & double glazing
- ✓ Walk-in condition







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An aerial photograph of a residential neighborhood, showing rows of houses with red brick walls and grey roofs. The image is overlaid with a semi-transparent blue filter. The houses are arranged in a grid-like pattern, with some featuring gardens and driveways. The overall scene is a typical suburban housing estate.

Have a property to sell?

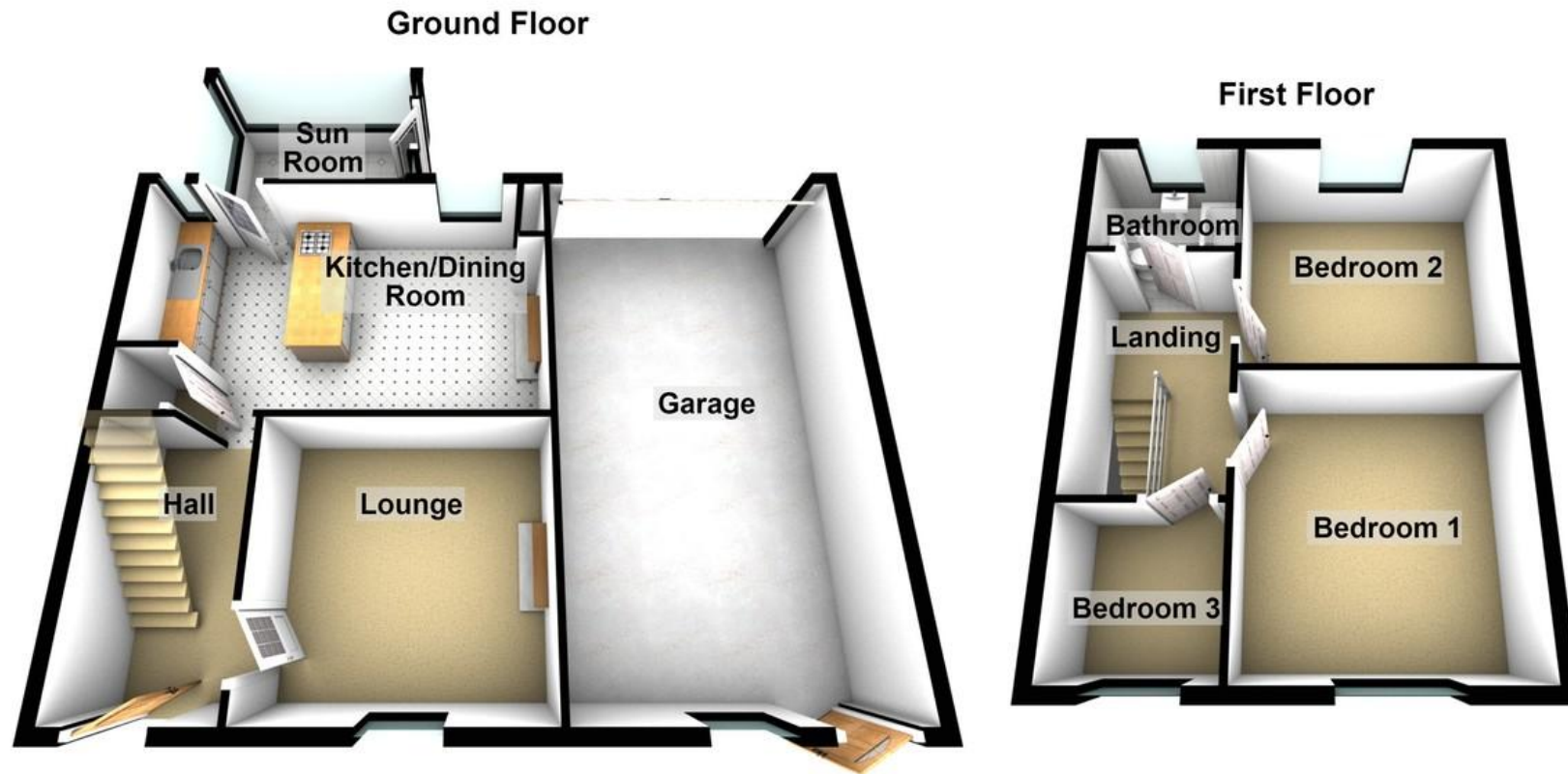
An expert from our local branch will provide you with the most accurate valuation.



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Floorplans





Property Room Sizes

HALL

12' 1" x 6' 7" (3.68m x 2.01m)

LOUNGE

12' 2" x 11' 10" (3.71m x 3.61m)

KITCHEN/DINER

11' 3" x 17' 1" (3.43m x 5.21m)

SUN ROOM

10' 1" x 6' 5" (3.07m x 1.96m)

LANDNG

11' 3" x 6' 7" (3.43m x 2.01m)

BEDROOM 1

12' 3" x 11' 11" (3.73m x 3.63m)

BEDROOM 2

12' 3" x 11' 5" (3.73m x 3.48m)

BEDROOM 3

6' 8" x 6' 6" (2.03m x 1.98m)

BATHROOM

6' 7" x 5' 5" (2.01m x 1.65m)

GARAGE

23' 10" x 13' 6" (7.26m x 4.11m)

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.



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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

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