



Tamarisk St. Ninians Road, Alyth, PH11 8AR
Offers over £275,000

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Tamarisk St. Ninians Road Alyth, PH11 8AR

Offers over £275,000

- Detached three-bedroom bungalow
- Bright living room with wood-burning stove
- Generous driveway and detached garage
- Timber garden room/home office
- Double glazing and gas central heating
- Spacious open-plan kitchen/dining room
- Modern bathroom and additional toilet/cloakroom
- Private enclosed rear garden
- Well-presented throughout
- Desirable Alyth location

Tamarisk is a beautifully presented detached three-bedroom bungalow enjoying a peaceful position within the popular town of Alyth. Offering bright, spacious, and well-maintained accommodation throughout, the property is perfectly suited to a wide range of buyers including families, downsizers, and those seeking single-level living in a desirable location.

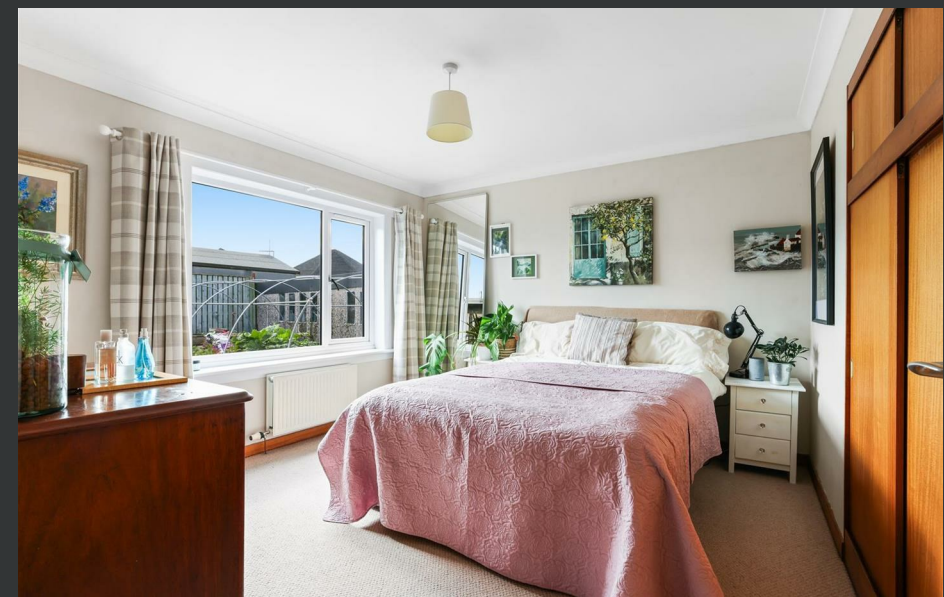
The heart of the home is the impressive open-plan kitchen and dining room, featuring contemporary fitted units, extensive worktop space, a central breakfast island, and ample room for dining and entertaining. The adjoining living room is generously proportioned and enhanced by a modern wood-burning stove, creating a warm and welcoming atmosphere. There are three comfortable double bedrooms, all tastefully decorated and offering flexible accommodation for guests, home working, or family living. The property is further complemented by a modern family bathroom and an additional toilet/cloakroom. Externally, Tamarisk benefits from a private enclosed garden with patio seating areas and a substantial timber garden room, ideal as a studio, workshop, or home office. A generous gravel driveway and detached garage provide excellent off-street parking and storage. Combining stylish interiors with practical living space, this attractive bungalow offers an excellent opportunity within a sought-after Perthshire setting.

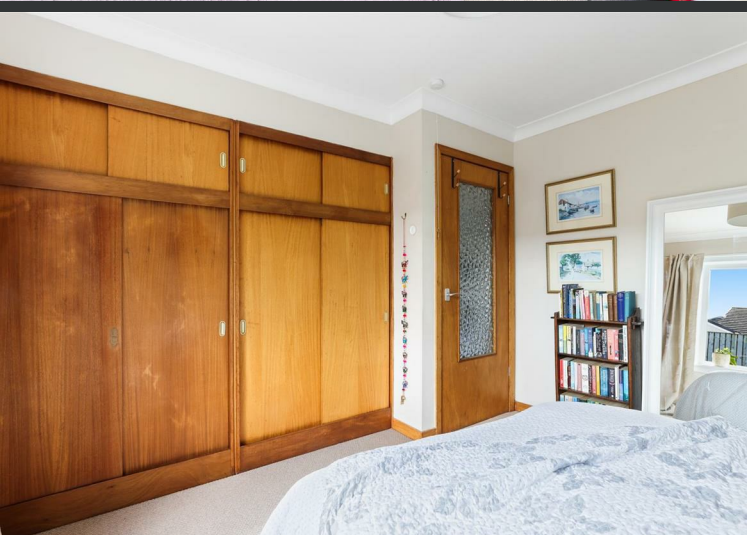


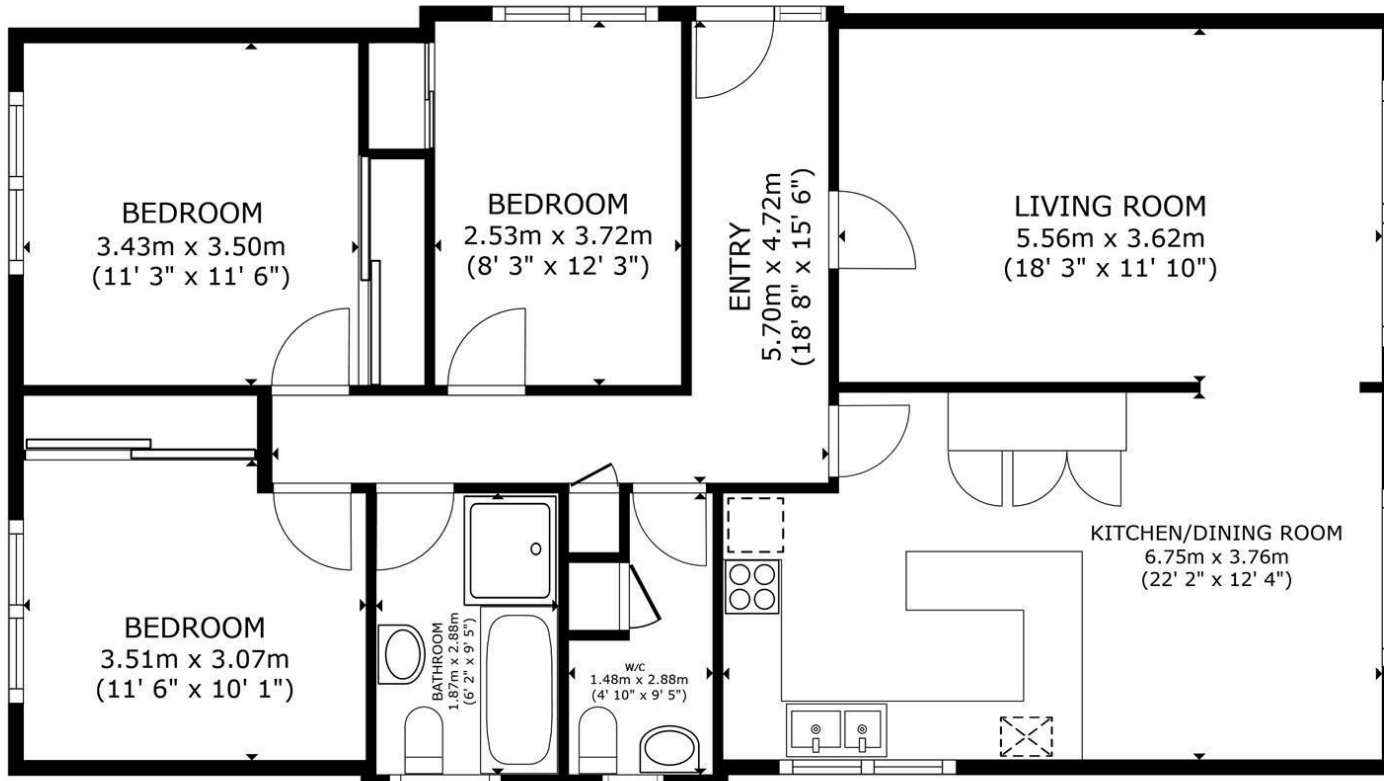


Location

Tamarisk is situated within the charming Perthshire town of Alyth, a highly regarded location surrounded by beautiful countryside and rolling hills. The town offers an excellent range of local amenities including shops, cafés, restaurants, healthcare services, and schooling, all within easy reach of the property. Alyth is well known for its friendly community atmosphere and excellent outdoor pursuits, with nearby walking routes, golf courses, and cycling opportunities readily available. The larger towns of Blairgowrie, Perth, and Dundee are all easily accessible, providing further shopping, leisure, and transport links. This attractive setting combines peaceful small-town living with convenient access to surrounding areas.

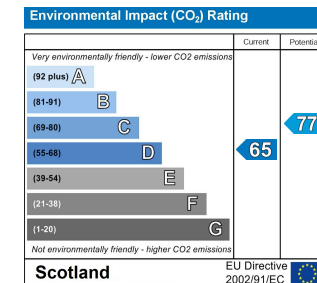
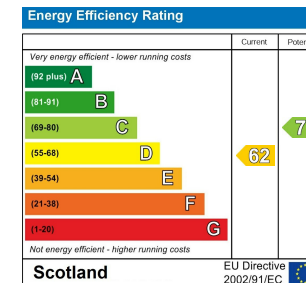
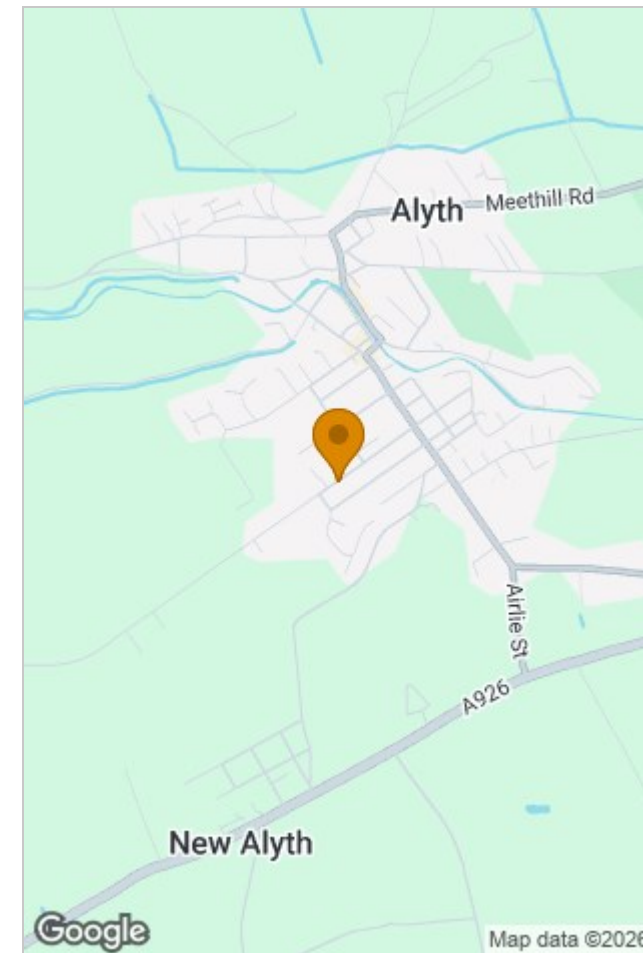






FLOOR PLAN

GROSS INTERNAL AREA
 FLOOR PLAN 104.1 m² (1,121 sq.ft.)
 TOTAL: 104.1 m² (1,121 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Viewing

Please contact our Perth Office on 01738 260 035 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

