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Leading Perthshire Estate Agency

4 Cambridge Street, Alyth, Blairgowrie, PH11 8AW

Offers Over £170,000

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NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

4 Cambridge Street, Alyth, Blairgowrie, PH11 8AW

Many thanks for your interest with 4 Cambridge Street, Alyth, Blairgowrie, PH11 8AW.

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.

Not only are we Perthshire's Number 1 choice but we are also local. One of the reasons we know the local markets so well is because we live here. So let us guide you through the selling and buying process.

If you're a first time buyer we have incentives to help get you onto the property ladder - our consultants can advise you through the whole process.

We offer free, no obligation mortgage advice to all our buyers.

If you have a property to sell, contact us to arrange a valuation. We are renowned in getting our customers moving quicker and at a higher price than our competitors. Put us to the test and get your free valuation today, call 01738 444342.

If you would like to be kept informed of other great properties like this one please register on our hot buyers list, where we will email you of new property listings and property 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 Catean 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.



Property Summary

Next Home Estate Agents are delighted to present this spacious three/four bedroom semi-detached home, ideally situated on Cambridge Street in the popular town of Alyth. Built in attractive red sandstone with a traditional slate roof, this characterful property offers generous and versatile accommodation together with excellent outdoor space, making it an ideal family home with fantastic potential to personalise and enhance.

The accommodation is arranged over two floors and offers flexibility to suit a variety of lifestyles. On the ground floor, the newly fitted kitchen provides a fresh and modern space for everyday living, while the generous lounge features a charming wood-burning stove, creating a warm and welcoming focal point. Depending on individual requirements, the adjoining reception room can be utilised as either a fourth bedroom or an additional sitting room. A third bedroom with useful built-in storage beneath the staircase and a newly fitted contemporary shower room complete the ground floor accommodation.

Upstairs, the property offers two further well-proportioned bedrooms together with a spacious landing incorporating additional storage cupboards.

While the home would benefit from new floor coverings throughout and some cosmetic upgrading, it provides an excellent blank canvas for purchasers wishing to create a home tailored to their own tastes and requirements.

Externally, the property enjoys a generous rear garden laid mainly to lawn with established flower beds, gravel pathways and a drying area. A mature apple tree and greenhouse will appeal to keen gardeners, while two external brick-built stores provide excellent additional storage or workshop space. On-street parking is available to the front of the property.

Further benefits include gas central heating and double glazing throughout. Combining spacious accommodation, traditional character and outstanding potential in a desirable location close to Alyth's excellent local amenities, this property represents a superb opportunity for families, first-time buyers and those seeking a home they can truly make their own.



Key property features

- ✓ 4 Bedrooms or 3 bedrooms and 2 public rooms
- ✓ Spacious and bright accommodation throughout
- ✓ Newly fitted kitchen
- ✓ Newly fitted shower room
- ✓ Large rear garden
- ✓ 2 External stores
- ✓ Gas central heating and double glazing
- ✓ On street parking
- ✓ Close to local amenities and school
- ✓ Popular residential location











Have a property to sell?

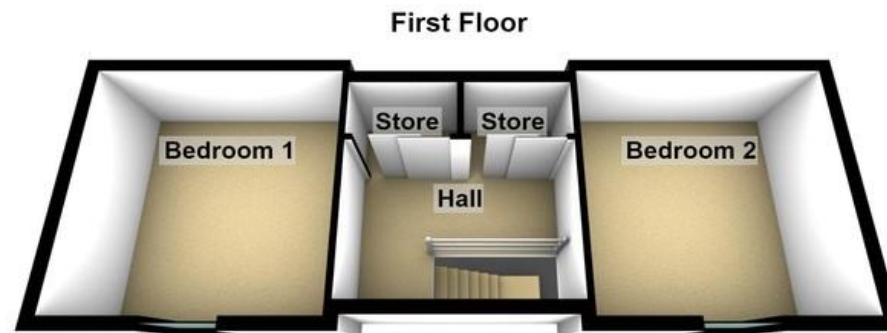
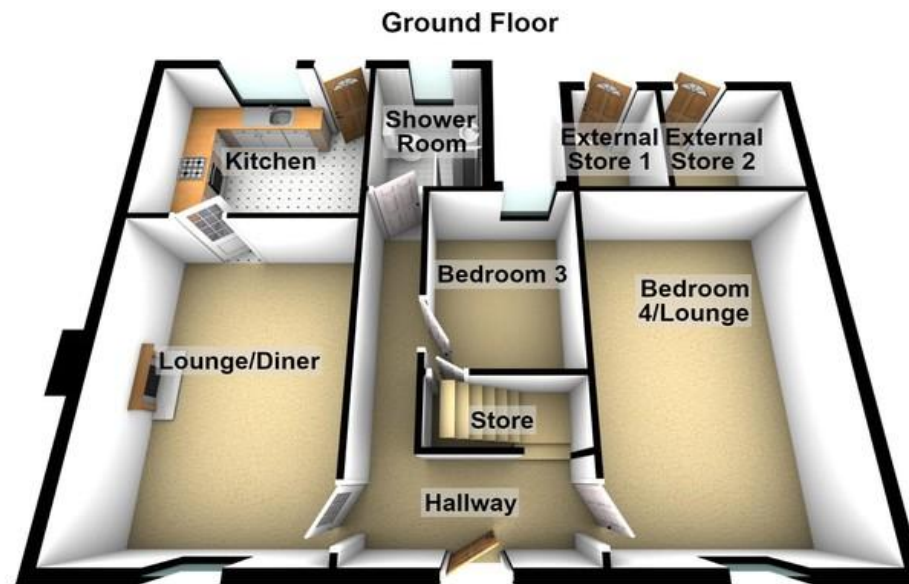
An expert from our local branch will provide you with
the most accurate valuation.



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Floorplans





Property Room Sizes

KITCHEN

11' 6" x 9' 11" (3.520m x 3.031m)

LOUNGE/DINER

11' 9" x 17' 0" (3.592m x 5.186m)

BEDROOM 1

11' 9" x 12' 1" (3.606m x 3.687m)

BEDROOM 2

12' 0" x 12' 0" (3.662m x 3.678m)

BEDROOM 3

7' 4" x 10' 1" (2.239m x 3.085m)

LOUNGE/BEDROOM 4

11' 10" x 17' 0" (3.620m x 5.189m)

SHOWER ROOM

6' 0" x 7' 11" (1.836m x 2.424m)

EXTERNAL STORE 1

4' 7" x 6' 6" (1.4m x 2m)

EXTERNAL STORE 2

7' 1" x 6' 6" (2.180m x 2m)

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:

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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

211 High Street, Auchterarder.....01764 66 36 66

Email sales@nexthomeonline.co.uk

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The only Perthshire estate agent available 7 days until 9pm

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