



# Buy your next home with Next Home

Leading Perthshire Estate Agency

18 Smythe Street, Alyth, Blairgowrie, PH11 8BB

Offers Over £70,000

  
**NEXTHOME**  
ESTATE & LETTING AGENTS

# Buying with Next Home

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18 Smythe Street, Alyth, Blairgowrie, PH11 8BB

Many thanks for your interest with 18 Smythe Street, Alyth, Blairgowrie, PH11 8BB.

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

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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.



# Property Summary

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Next Home are delighted to bring to the market this charming first-floor, self-contained apartment, ideally situated within the popular town of Alyth.

The accommodation comprises a bright and spacious open plan lounge/kitchen, creating a sociable and versatile living space.

The kitchen area is fitted with a range of wall and base units, offering ample storage and workspace, while the lounge provides a comfortable setting for relaxing and entertaining. The double bedroom is generously sized and benefits from built-in storage, maximising space and practicality.

A modern shower room completes the internal accommodation. Externally, the property enjoys a private garden, featuring a patio seating area, ideal for outdoor dining and relaxing.

The garden is quiet and sheltered, making it an excellent suntrap, and a pleasant outdoor space.

The property further benefits from gas central heating and double glazing.



# Key property features

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- ✓ Ideal for first time buyers
- ✓ Private garden
- ✓ Close to local amenities
- ✓ Quiet area
- ✓ Close to Dundee & Perth
- ✓ Well, presented throughout
- ✓ Gas central heating
- ✓ Self-contained apartment
- ✓ Patio area for outdoor dining
- ✓ Great walks nearby









# Have a property to sell?

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

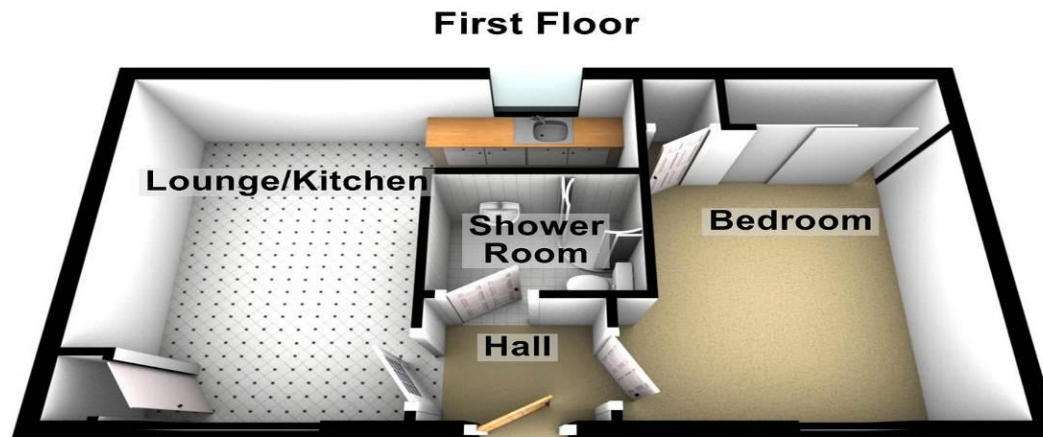


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# Floorplans

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# Property Room Sizes

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**HALL**

**LOUNGE**

*14' 7" x 9' 9" (4.44m x 2.97m)*

**KITCHEN**

*8' x 5' (2.44m x 1.52m)*

**BEDROOM**

*13' 3" x 7' 9" (4.04m x 2.36m)*

**SHOWER ROOM**

*5' 1" x 3' 6" (1.55m x 1.07m)*



# NEXTHOME

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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](mailto:sales@nexthomeonline.co.uk)

For more information about Next Home and our services please visit [www.nexthomeonline.co.uk](http://www.nexthomeonline.co.uk)

*The only Perthshire estate agent available 7 days until 9pm*

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