11A Morn Street, Alyth, Blairgowrie, PH11 8BE

Offers Over £65,000

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ESTATE & LETTING AGENTS

Buying with Next Home

11A Morn Street, Alyth, Blairgowrie, PH11 8BE

Many thanks for your interest with 11A Morn Street, Alyth, Blairgowrie, PH11 8BE.

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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

Alyth is a popular Perthshire town surrounded by attractive countryside and offering a good range of everyday amenities including shops, cafés, a primary school, medical facilities and local services.

The town is well placed for enjoying the outdoors, with scenic walking routes and countryside close by, while nearby Blairgowrie provides a wider selection of shops, restaurants and leisure facilities. Dundee and Perth are both within convenient driving distance, making Alyth a practical choice for commuters as well as those looking for a quieter pace of life.

Combining a friendly town atmosphere with excellent access to the surrounding countryside, Alyth remains a desirable place to call home.

Property Summary

This well-presented one-bedroom ground-floor apartment offers modern, easy-to-manage accommodation in a convenient Alyth location, making it an excellent option for first-time buyers, downsizers or buy-to-let investors.

The accommodation is arranged entirely on the ground floor and opens into a welcoming hall, leading through to a bright lounge with a modern fitted kitchen positioned just off the main living space.

The double bedroom is well proportioned and offers plenty of space for freestanding furniture, while the contemporary shower room completes the internal accommodation.

The property has been finished in a modern, neutral style throughout, creating a fresh and move-in-ready home with practical everyday living in mind.

Externally, residents have access to a communal garden, providing valuable outdoor space to relax and enjoy. There also 2 outbuildings pertaining to the property.

Key property features

- One-bedroom ground-floor apartment
- Well-presented and move-in ready
- Modern finishes throughout
- Bright and comfortable lounge
- Contemporary fitted kitchen
- Generous double bedroom
- Modern shower room
- Easy-to-manage single-level accommodation
- Access to a communal garden
- Ideal for first-time buyers, downsizers or buy-to-let investors

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Have a property to sell?
An expert from our local branch will provide you with the most accurate valuation.
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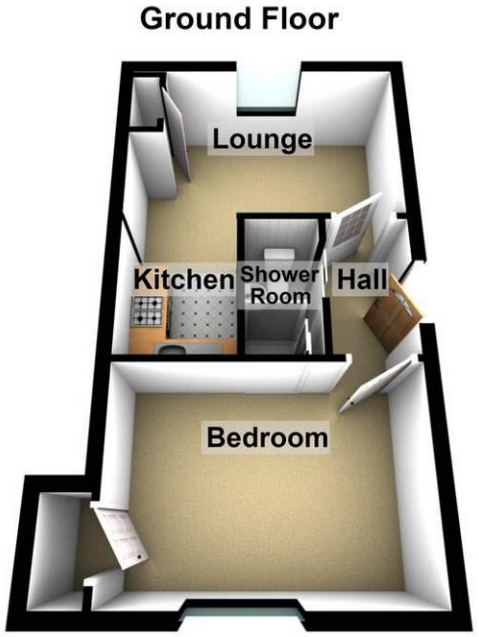
Floorplans



Property Room Sizes

HALL
8' 2" x 3' 3" (2.5m x 1m)
LOUNGE
12' 1" x 10' 5" (3.7m x 3.2m)
KITCHEN
8' 10" x 5' 6" (2.7m x 1.7m)
BEDROOM
12' 5" x 9' 2" (3.8m x 2.8m)
SHOWER ROOM
8' 2" x 3' 11" (2.5m x 1.2m)

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.

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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

For more information about Next Home and our services please visit www.nexthomeonline.co.uk

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