

The Property Shop Blairgowrie

A & R Robertson & Black, W.S.,

38 Allan Street, Blairgowrie, PH10 6AD.

Telephone 01250 875050

Web: www.robertson-black.co.uk

E: property@robertson-black.co.uk



**Fionnadh
St Ninian's Road
Alyth
PH11 8AR**

**FIXED PRICE
£248,000**

Home Report Value £280,000

Accommodation:

- Entrance Hall
- Lounge
- Dining Kitchen
- First Floor Sitting Room
- Five Bedrooms
- One En-Suite Bathroom
- Bathroom
- WC
- Front and Rear Gardens
- Driveway and Garage
- Oil Central Heating
- Double Glazing

Description

This charming detached property offers fantastic spacious accommodation throughout. Combining traditional and contemporary features this property has something to suit all. The modern fitted kitchen offers stylish fitted units and integrated appliances and provides ample dining space.

The bright, spacious lounge is located to the front of the property and is finished with an attractive fireplace and coving.

The property offers three bedrooms on the ground floor with a bathroom and WC.

The first floor has been converted and modernised to provide flexible living accommodation with a bright living area with "Juliet Balcony" overlooking rear garden with far reaching views. The generous master bedroom offers a walk in wardrobe fully fitted with shelving and a large en-suite bathroom.

The property boasts a large private garden to the rear mainly laid to lawn with a patio area. The front garden is laid to chip stones and finished with pretty plant borders.

The driveway leads to a double garage with tandem single garage, which is ideal for storage or workshop.

Location

The property is located in a peaceful street of Alyth, just minutes from the town centre where local amenities can be found such as shops, primary school and transport links. To the front the property offers far reaching views of surrounding countryside. The location of the property offers excellent commuting links to the busy retail and commercial cities of Dundee and Perth, both of which are within half an hour's drive. Blairgowrie is just 6 miles away where further amenities can be found including supermarkets, secondary school and leisure centre.

Directions

Entering Alyth travel along Airlie Street (B952), continue ahead taking the fourth turning on the left onto St Ninian's Road. The property is located at the far end of this street on the right hand side.



Approximate measurements:

- Lounge 24'03" X 12'11"
- Dining Kitchen 23'07" X 11'10"
- First Floor Sitting Room 21'10" X 18'06"
- Bedroom One 12'03" X 11'09"
- Bedroom Two 11'11" X 8'05"
- Bedroom Three 12'03" X 11'10"
- Bedroom Four 15'05" X 13'02"
- Bedroom Five 17'06" X 13'02"
- Dressing Area 8'05" X 6'04"
- En-Suite Bathroom 13'02" X 12'11"
- Bathroom 14'11" X 6'02"
- WC 7'04" X 6'02"

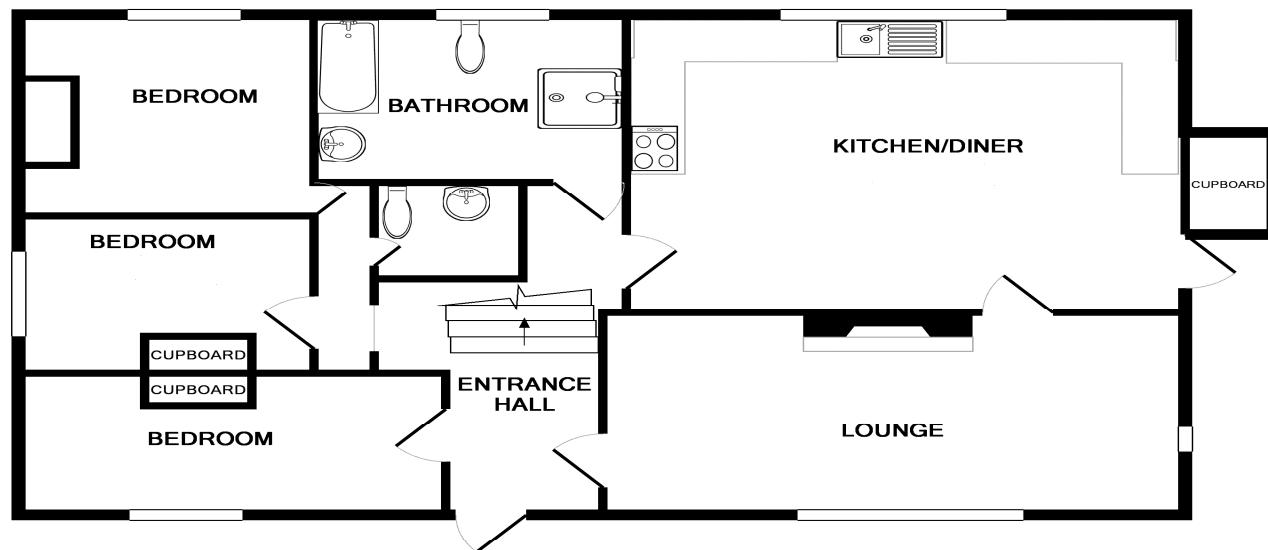
Nearby

- Alyth Primary School
- Health Centre
- Convenience Stores and Banks
- Alyth, Glenisla and Strathmore Golf Courses

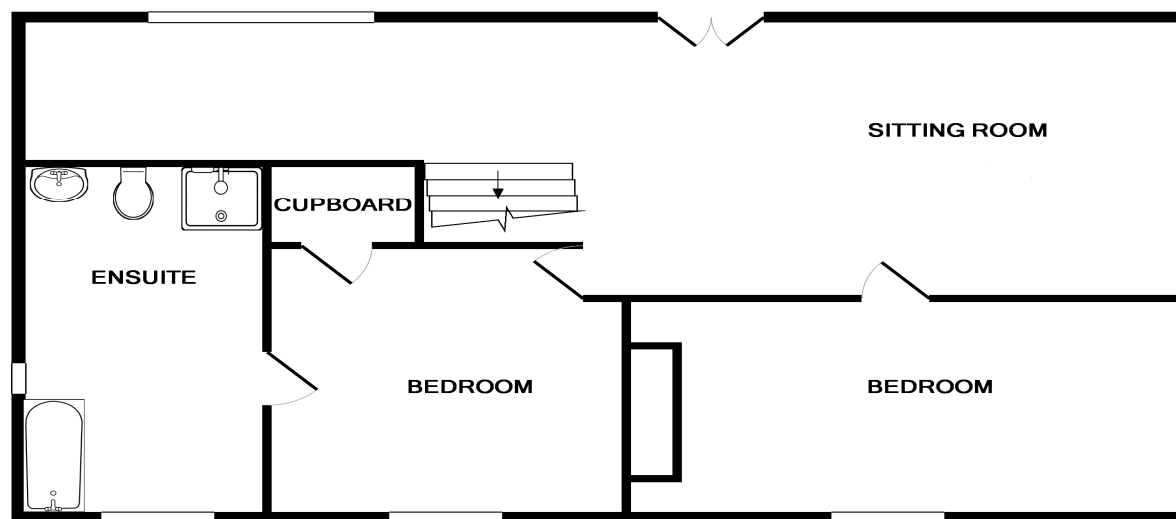
Extras Included in the sale

- Carpets and floor coverings
- Integrated Electric Oven, Gas Hob and Extractor Hood
- Integrated Dishwasher





GROUND FLOOR
APPROX. FLOOR
AREA 957 SQ.FT.
(88.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 942 SQ.FT.
(87.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1899 SQ.FT. (176.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Entry By arrangement with the vendor

Viewing By appointment through A & R Robertson & Black,
The Property Shop, 38 Allan Street, Blairgowrie.

Tel: 01250 875050
E-mail: property@robertson-black.co.uk

Council Tax Band F

Ref NT

PRICE **FIXED PRICE £248,000**
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A fixed price is an invitation to prospective purchasers to submit an offer at the price, it does not imply any undertaking on the part of a solicitor that the first such offer will be accepted. If the date of entry is material and whether offers subject to survey, subject to finance being obtained, subject to the purchaser's own house being sold or subject to some other suspensive condition will be considered. Other matters material to the seller should also be clearly stated.

IMPORTANT NOTE

These particulars have been carefully prepared for the guidance of prospective purchasers but their accuracy is not guaranteed. The measurements stated are based on an electronic measuring device and a slight margin of error is possible. Where precise room measurements are essential, prospective purchasers should check such measurements prior to a submission of an offer.

Any detail of these particulars can be clarified prior to viewing particularly for those travelling a significant distance.
Please note any domestic appliances included in the sale must be accepted as seen, no guarantees will be provided.

Only prospective purchasers who have noted an interest through a Scottish solicitor will be advised of any closing date for offers.
Please note any domestic appliances included in the sale must be accepted as seen, no guarantees will be provided.

Perthshire Prestigious Properties Limited
Perthshire Agricultural Properties Limited
Principal Office: Bank Street, Blairgowrie, PH10 6DE. Telephone 01250 872043 Fax: 01250 875485
Email: admin@robertson-black.co.uk
DX: 531150 Blairgowrie LP4, Blairgowrie