

# MILLER GERRARD

Solicitors and Estate Agents



## 4 BEECH COURT, ALYTH, PERTHSHIRE, PH11 8ER

A WELL PRESENTED TWO BED EX LOCAL AUTHORITY END TERRACED VILLA, IN GOOD CONDITION THROUGHOUT, AND LOCATED IN A POPULAR RESIDENTIAL AREA, PROVIDING EASY ACCESS TO LOCAL AMENITIES.

- ENTRANCE HALLWAY
- BREAKFASTING KITCHEN
- SHOWER / WET ROOM
- OUTSIDE STORE
- GAS CENTRAL HEATING
- EPC BAND 'C'
- LOUNGE
- TWO DOUBLE BEDROOMS
- FRONT AND REAR GARDENS
- DOUBLE GLAZING
- COUNCIL TAX BAND 'B'
- HOME REPORT VALUE £105,000

**OFFERS OVER £ 105,000**

Miller Gerrard are delighted to bring to the market this well presented two bedroom ex local authority end terraced villa. Located in a popular residential area, within close proximity to the town centre and local amenities.

The property benefits from double glazing and gas central heating throughout, and easily maintained front and rear gardens.

Comprising entrance hallway, lounge, breakfasting kitchen, two double bedrooms and a wet room.

The property is accessed via a glazed front door, with glazed side panel into the carpeted hallway, with stairs to the first floor.

Lounge - A well proportioned lounge, with large window to the front fitted with blinds, electric fire with surround, fitted carpet and coving.

Breakfasting Kitchen - A recently modernised kitchen, providing room for a table and chairs, and fitted with a range of both floor and wall mounted kitchen cabinets with complimentary work surfaces. There is a window to the rear garden fitted with blinds, a stainless steel sink, free standing cooker with gas hob and extractor above, washing machine, fridge freezer and two large storage cupboards, with one housing the boiler. There is vinyl flooring throughout.

Stairs lead to the first floor landing where there is a storage cupboard, an a hatch providing access to the loft space.

Double Bedroom one (Front) - A good sized room with double windows fitted with curtains, a fitted carpet and a built in single storage cupboard.

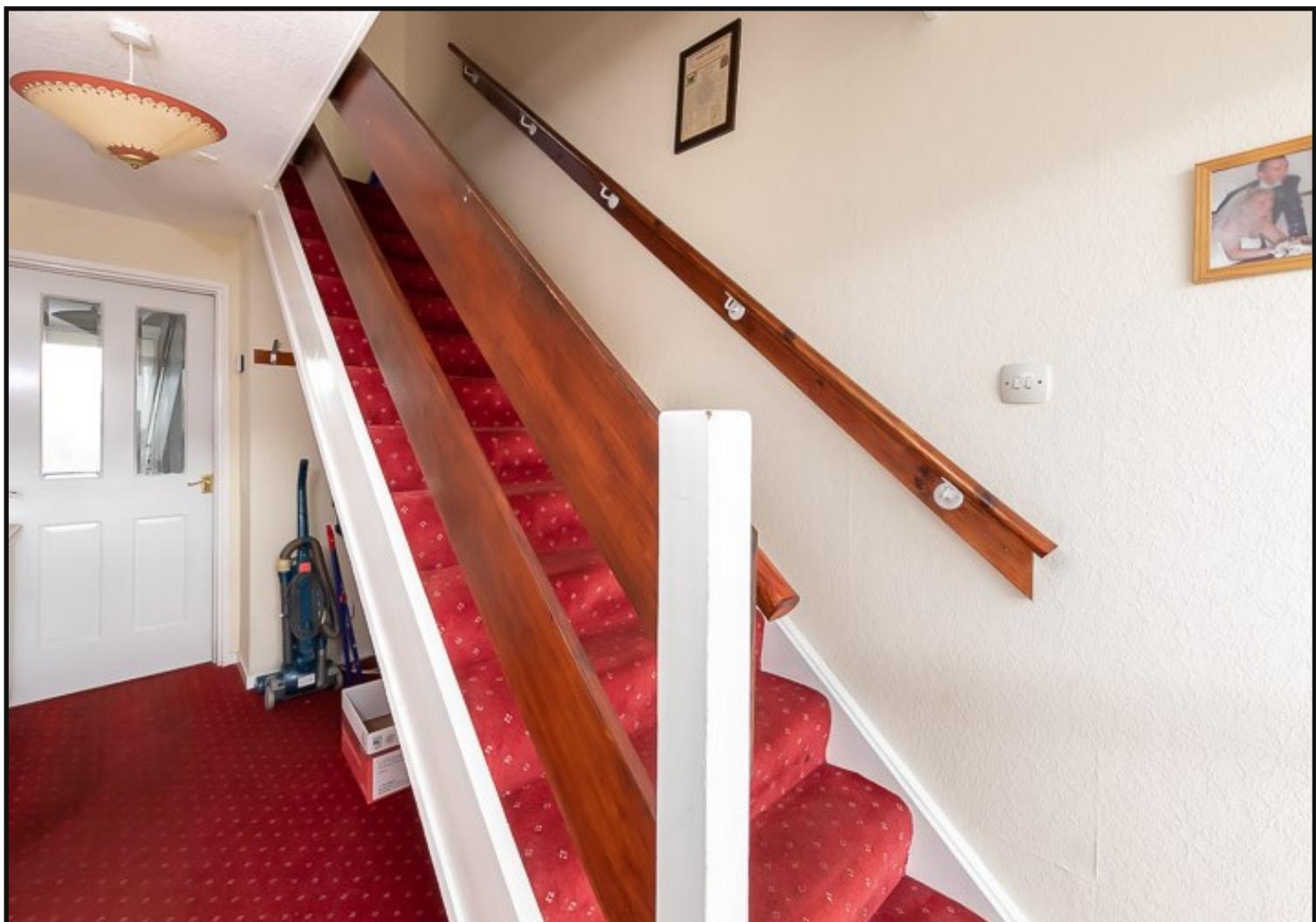
Double Bedroom Two (Rear) - Again, a good sized room, with window fitted with curtains, a fitted carpet and a built in single storage cupboard.

Wet Room - Comprising a walk-in shower, WC and WHB. Fully clad with Wetwall, bathroom flooring, obscure glazed window, an extractor fan and a wall heater.

Gardens - The front gardens are surrounded by a low level wooden fence and laid in gravel for ease of maintenance. There are borders with shrubs. The rear gardens are fully enclosed with fencing, and there is a gate providing access from the neighbouring street, where the owners currently park their vehicle. The garden is laid in slabs, with gravel pathways, rotary dryer, outside store and there is an outside tap.

The picturesque and historical town of Alyth is situated approximately 40 minutes from Perth and 30 minutes from Dundee, with onward rail and motorway connections. It is surrounded by the beautiful Perthshire countryside with easy access to walking in Glenisla and skiing in Glenshee. The area's natural beauty can be seen at Cairngorms National Park, Camperdown Country Park and Templeton Woods, while Meigle Museum and Gateway to the Glens Museum are cultural highlights.

Local amenities include privately run hotels, unique shops, small supermarkets, primary school, dental surgery and health centre. There are thriving sports clubs including several golf courses within a few minutes' drive of the property, and there are well supported and friendly community clubs. Blairgowrie, where you will find larger supermarkets, senior school, a recreation centre with swimming pool, and the cottage hospital is approximately 10 minutes by car.











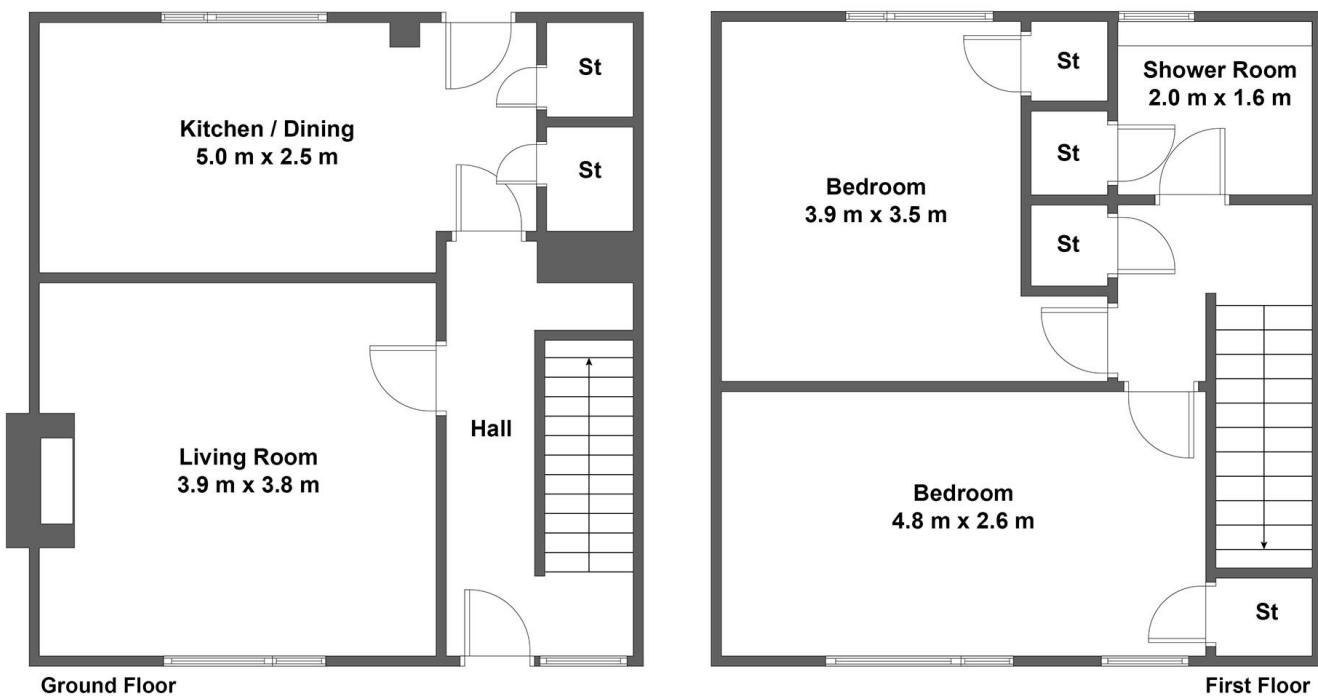








## FLOOR PLAN



4 Beech Court, Alyth PH11 8ER

Plan not to scale.  
For illustrative purposes only.



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..

| ROOM DIMENSIONS   | (in meters) | (in meters)   |             |
|-------------------|-------------|---------------|-------------|
| LOUNGE            | 3.90 X 3.80 | BEDROOM FRONT | 4.80 X 2.60 |
| KITCHEN / DINING  | 5.00 X 2.50 | BEDROOM REAR  | 3.90 X 3.50 |
| SHOWER / WET ROOM | 2.00 X 1.60 |               |             |
|                   |             |               |             |

### MILLER GERRARD

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The Studio,  
13 High Street,  
Blairgowrie,  
PH10 6ET

Tel: 01250 873468

Fax: 01250 875257

[www.millergerard.co.uk](http://www.millergerard.co.uk)



Please note - if any domestic appliances are included in the price, they must be accepted as seen, with no guarantee as to their condition.

It is strongly recommended that any interested party should read the Home Report on the property. Any matters concerning the property mentioned in the Home Report should be considered to have been disclosed by these particulars of sale.

#### TO VIEW

Please contact Miller Gerrard Solicitors 01250 873468

Alternatively, when our office is closed, please contact the staff at PSPC (Perth Solicitors' Property Centre) who will be happy to arrange viewings. Telephone (01738) 635301 on weekdays 09:00 am to 5:00 pm.



THE ABOVE PARTICULARS, WHILE BELIEVED TO BE TRUE, ARE NOT GUARANTEED AND WILL NOT BE HELD TO FORM PART OF ANY CONTRACT OF SALE