

The Property Shop Blairgowrie

**A & R Robertson & Black, W.S.,
38 Allan Street, Blairgowrie, PH10 6AD.
Tel: 01250 875050**

Web: www.robertson-black.co.uk

E: property@robertson-black.co.uk

**We specialise in the purchase and sale of properties.
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**Excellent opportunity to acquire this super
building plot with planning permission
located within the hamlet of New Alyth.**

Offers Over £65,000

**Plot at Smith Lane,
New Alyth PH11 8NH**



Planning permission has been granted for the erection of one dwelling house.

This desirable building plot is situated on a quiet lane surrounded by countryside, it is within walking distance of the main village of Alyth.

Planning details may be viewed on the Perth & Kinross council website www.pkc.gov.uk “Online Planning Applications” under the follows reference: 18/00872/FLL



Location

Just on the outskirts of the pretty rural village of Alyth where a range a local amenities may be found including a health centre, primary school, library, transport links and shops.

The location of the plot offers excellent commuting links to the 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.

Directions

Heading towards Alyth from Blairgowrie on the main A926, follow the road until you enter New Alyth. Turn left into New Alyth Road and take the first turning on the left into Smith lane . The plot is easily identified at the far end of the road on the left next to Plum tree cottage and before the play park.

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
PRICE	Offers Over £65,000
Ref	MT

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.

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



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