

# 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](http://www.robertson-black.co.uk)  
E: [property@robertson-black.co.uk](mailto:property@robertson-black.co.uk)



We are delighted to offer for sale this spacious three-bedroom terraced villa, located within a peaceful residential area of Alyth.

- **Hallway**
- **Living room**
- **Kitchen**
- **Dining room**
- **Three bedrooms**
- **Bathroom**
- **Private garden**
- **Shed**
- **Driveway**
- **Double glazing**

**OFFERS AROUND £97,500**

**16 Springbank Alyth PH11 8BH**



The property is well presented with accommodation over two levels plus a private back garden and driveway parking, creating a perfect family home.



## **Accommodation**

### **Hallway**

The front door opens into tiled hallway with a carpeted staircase with wooden handrail leading to the upstairs accommodation. There is a useful under stair cupboard with a shelf and coat hooks, the fuse box is also located here.

### **Living room: 17'10 x 12'05**

A well-proportioned room with modern décor and wood effect laminate flooring, a double aspect window provides plenty of natural light

### **Kitchen: 11'11 x 11'03**

A glazed panelled door leads from the living room into the kitchen where there is of plenty of modern wall and base units, an integral fridge and freezer, an electric oven and hob with over extractor fan plus plumbing for a dishwasher and washing machine. A stainless steel sink and drainer has a window above, which overlooks the back garden, the back door is positioned beside this.

### **Dining Room: 8'10 x 7'01**

Positioned adjacent to the kitchen this dining room has a window overlooking the back garden and a tiled floor, there is plenty of space for dining furniture.

**The staircase leads up to a carpeted upper landing where there is a generous built in cupboard with shelves and coat hooks, the loft hatch is also located here giving access to the partially floored attic.**

### **Bathroom: 7'10 x 5'11**

Family bathroom with a modern white three piece suite comprising of a WC, hand basin and bath with over electric shower and shower screen surrounded by tiling. A frosted window overlooks the rear. The room is has white distressed laminate flooring and a wooden panelled style ceiling with integral spotlights.







**Bedroom One: 11'04 x 10'01**

A double bedroom with wood effect laminate flooring and a large window which has a pleasant view across the park and to Alyth Hill.

**Bedroom Two: 15'07 x 8'03**

Another good sized double bedroom with wood effect laminate flooring and a double window looking to the front plus a built in airing cupboard with a shelf and housing the hot water tank.

**Bedroom Three: 11'01 x 7'05**

A further bedroom with a window overlooking the front and a built in wardrobe with hanging rail and shelf.



The private area of garden may be fenced off if so desired for child or pet safety.



### **Outside**

The property has a gravel driveway at the front with side path leading to the front door. At the rear is a private garden mostly laid to gravel for ease of maintenance, there is a raised bed with mature shrubs and a shed. The garden looks out over the adjacent park and across to the hill of Alyth.

### **Location**

The property is located in an ideal position just a few minutes walk from Alyth town centre which provides plenty of local amenities including shops, a bank, library and primary school further amenities may be found in Blairgowrie, five miles away. The location of the property offers excellent commuting links to the nearby cities of Dundee and Perth, both of which are within half an hour's drive, with regular bus services available.

### **Directions**

Entering Alyth from the main A926, follow the main road down towards the town centre and the square, just before this turn to the right and cross the bridge over the Alyth Burn, taking the first turning on the right after the bridge, follow the road along and into Springbank where the property is easily found on the left hand side.

# 16 Springbank Alyth PH11 8BH

<b>Entry</b>	By arrangement with the vendor
<b>Viewing</b>	By appointment through A & R Robertson & Black, The Property Shop, 38 Allan Street, Blairgowrie Tel: 01250 875050 E-mail: <a href="mailto:property@robertson-black.co.uk">property@robertson-black.co.uk</a>
<b>Price</b>	OFFERS AROUND £97,500
<b>Council Tax</b>	B
<b>EPC Rating</b>	C
<b>Ref</b>	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](mailto:admin@robertson-black.co.uk)  
DX: 531150 Blairgowrie LP4, Blairgowrie



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