

7 Leighton Square

ALYTH, BLAIRGOWRIE, PERTHSHIRE, PH11 8AQ



*BEAUTIFUL EQUIPPED STUDIO FLAT,
IDEAL RENTAL OPPORTUNITY*



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Mcewan Fraser Legal is delighted to present this beautifully presented and well-equipped studio flat, ideally suited for the Airbnb market. Located just behind Alyth High Street and near the charming stream that runs through the town, this ground-floor flat offers both convenience and comfort.

The property boasts a spacious open-plan living area that seamlessly combines the kitchen, lounge, and bedroom, creating a versatile space perfect for a variety of uses. The kitchen is well-appointed with modern appliances, including a fridge, oven, cooker, and ample work space for meal preparation. The flat is fully furnished, featuring comfortable furniture, kitchen equipment, bedding, covers, and curtains, ensuring a hassle-free living experience for guests.

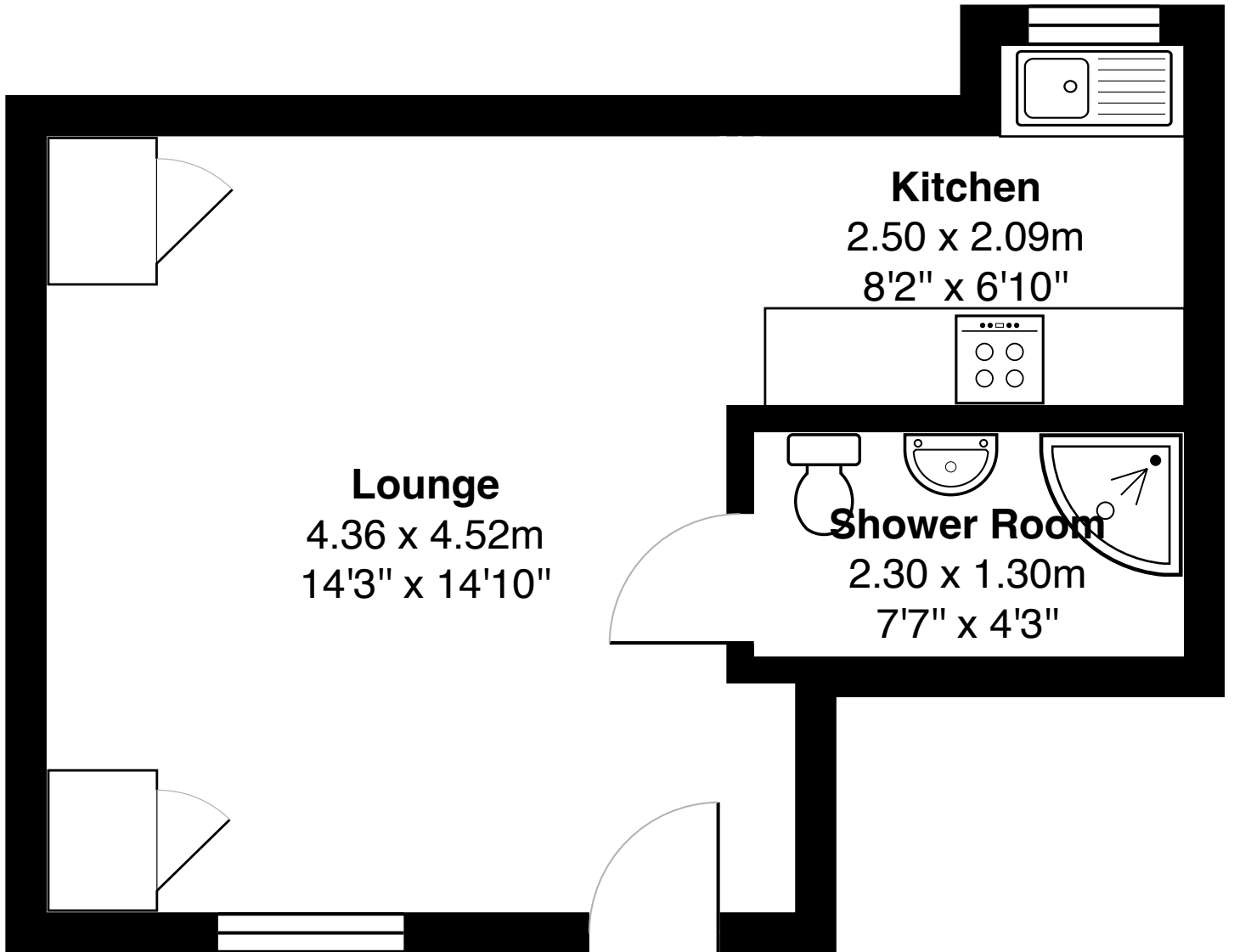
The Property





A modern, three-piece shower room suite completes the flat's interior, offering a clean and stylish space.





Gross internal floor area (m²): 30m²

EPC Rating: C

Outside, there is a small storage building for additional convenience, as well as a shared garden with room to place a free-standing shed, further enhancing the property's appeal.

The studio flat offers significant rental potential, with rates ranging from £80 to £125 per night, depending on the season. Its proximity to local amenities and picturesque surroundings make it an attractive option for short-term rentals, ensuring it stands out in the competitive Airbnb market. This charming property presents an excellent opportunity for investors or anyone looking to enter the short-term rental market.

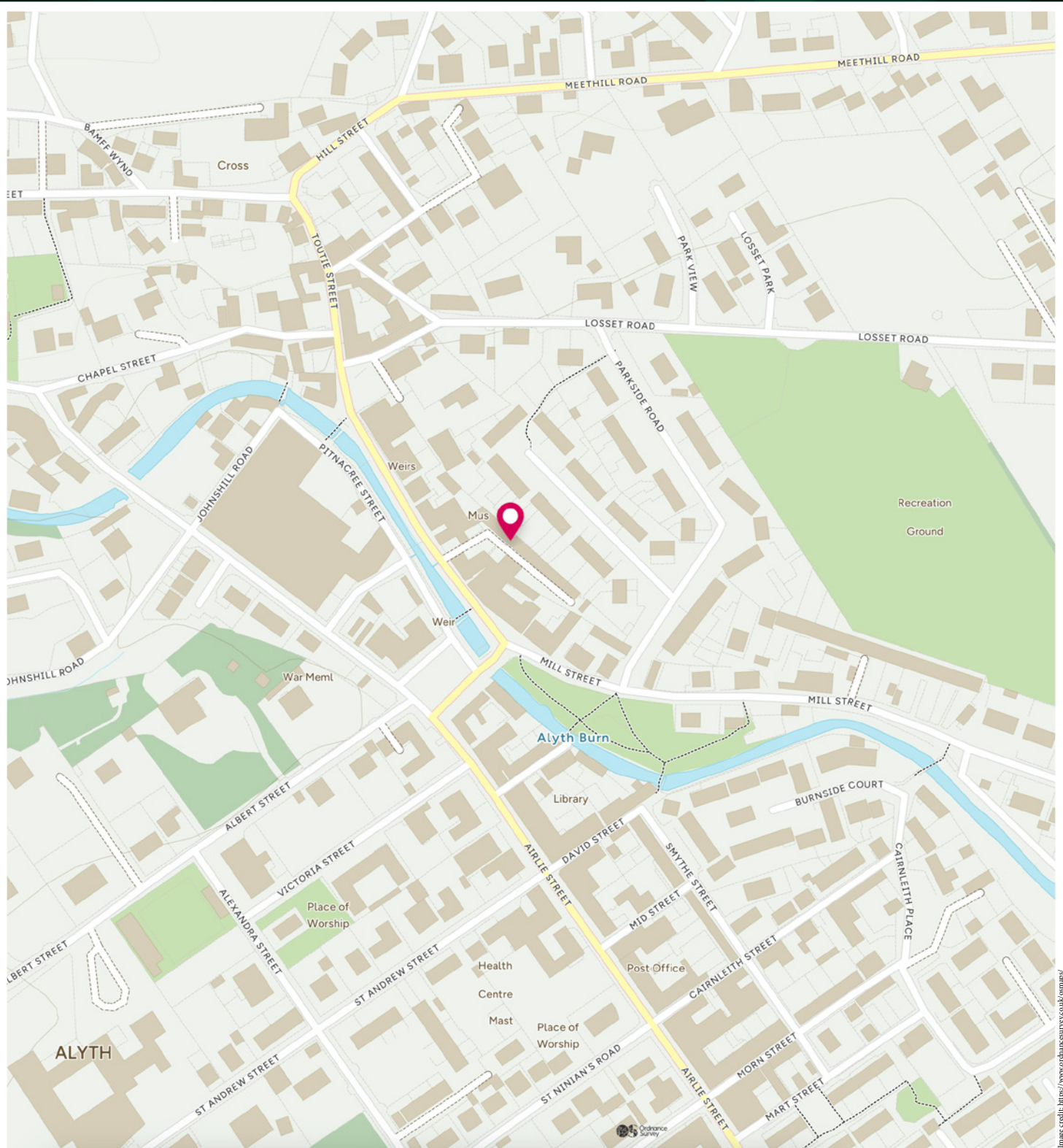




Alyth, a charming town nestled in the heart of Perthshire, is located just a short distance from Blairgowrie, offering a peaceful retreat with easy access to larger towns and the stunning Scottish countryside. Situated at the foot of the scenic Sidlaw Hills, Alyth boasts breathtaking views and an abundance of natural beauty, making it an ideal location for those seeking a tranquil lifestyle or a rural getaway. The town itself is rich in history and character, with a number of traditional stone buildings and narrow streets lined with local shops, cafes, and pubs. Alyth is known for its welcoming atmosphere, where the sense of community is strong, and visitors are often drawn to the area's quaint charm and relaxed pace of life. The town is also home to a number of local events, including agricultural shows and seasonal festivals, offering a glimpse into the area's traditions and culture.

For outdoor enthusiasts, Alyth is a gateway to an array of recreational activities. The nearby Blairgowrie is known as the gateway to the Cairngorms National Park, and Alyth provides easy access to walking, hiking, and cycling trails, as well as opportunities for fishing and wildlife watching. The town's proximity to the River Ericht, along with its surrounding woodland and rolling hills, offers a wealth of outdoor exploration right on the doorstep.

The Location



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Part
Exchange
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THE SUNDAY TIMES
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Text and description
JAMES KEET
Surveyor



Professional photography
MARK BRYCE
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

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