




McEwan Fraser Legal

Solicitors & Estate Agents

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6 Cairnleith Place

ALYTH, BLAIRGOWRIE, PERTSHIRE, PH11 8EZ



The Location

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Alyth provides good local services, including a primary school, health centre, post office, butcher and ironmonger.

Further amenities can be found in the nearby Town of Blairgowrie where the main feature and centrepiece is the Wellmeadow, a grassy area in the middle of town which hosts regular markets and outdoor entertainment. Other parks include Rattray's Davie Park, Blairgowrie's JJ Coupar Sports Ground and Lochy Park. Live Active Blairgowrie is a council-funded recreation centre in Beeches Road. This excellent facility provides training and sports facilities and a swimming pool.

The city of Perth lies some 22 miles to the south, offering a good range of shopping, a modern concert hall, cinema, theatre, swimming pool and railway station linking into the national rail network. Dundee, with its regular air service to London City, is about 17 miles to the south and offers more extensive facilities, including two universities, the Olympia Swimming Pool and two shopping centres.

There are four golf courses close by, with two lying on the edge of Alyth and the championship course of Rosemount some 8 miles away. Fishing can be taken on the rivers Tay, North Esk and South Esk, whilst the Angus Glens to the north offer extensive hill walking and the opportunity to observe some Scottish wildlife.



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McEwan Fraser Legal is delighted to present this 2 bedroom house in Alyth. The property is a development opportunity providing the potential to renovate the whole of the ground floor thus adding valuable space and value to this semi-detached home. The house is in a desirable location within the town. Inside, the property comprises of:

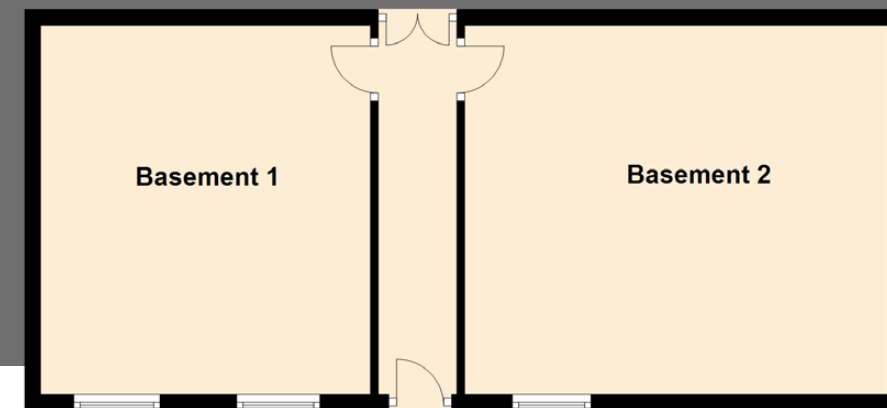
- Kitchen
- Spacious living area.
- 2 bedrooms, one of which is a single bedroom en-suite to the family bathroom.
- Family bathroom
- Full ground floor with front and back door currently utilised as workshop and storage. It is thought that this was a dwelling at one point in its history and is now ripe for conversion. There is a car port to the back of the house.

In addition to this, the property includes garden to front and back with a potting shed/ greenhouse. This is a rare opportunity to acquire a “doer-upper” in a fantastic location and offering exceptional potential.





Basement

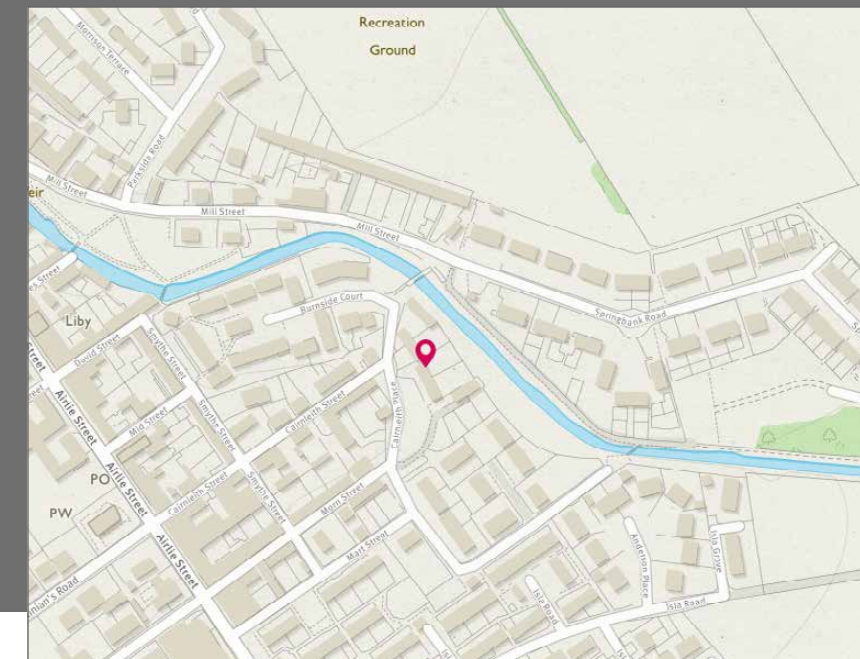


Approximate Dimensions (Taken from the widest point)

Lounge	4.50m (14'9") x 3.20m (10'6")
Kitchen	3.10m (10'2") x 3.10m (10'2")
Bedroom 1	4.50m (14'9") x 3.40m (11'2")
Bedroom 2	2.90m (9'6") x 1.70m (5'7")
Shower Room	3.60m (11'10") x 1.60m (5'3")
Basement 1	4.60m (15'1") x 4.20m (13'9")
Basement 2	5.40m (17'9") x 4.70m (15'5")

Gross internal floor area (m²): 62m² | EPC Rating: F

Cellar gross internal floor area (m²): 52m²






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**Part
Exchange
Available**

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