

The Workshop

MILL STREET, ALYTH, BLAIRGOWRIE, PH11 8BJ



*FABULOUS CONVERSION WITH QUALITY FIXTURES
AND FITTINGS*



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PART EXCHANGE IS AVAILABLE. McEwan Fraser Legal is delighted to offer to the market this detached home of merit. Each room could feature in an interiors magazine and the property has been meticulously maintained and presented. The handsome exterior gives way to elegant proportions and stunning detail. The accommodation is impressive with open-plan living and working arrangements. The recently installed kitchen is a delight to work in and carefully planned for optimum use. A utility, or boot room, has been created and a guest cloakroom with toilet and wash hand basin is found on the ground floor. A multi-fuel burner stove sits proudly in the well-proportioned lounge. A staircase rises to the first floor with three bedrooms, the principle bedroom is en-suite, and the family bathroom.

Externally the garden is walled and enclosed with a gated entrance offering secure parking. The garden is given over to gravel for very low maintenance and provides an ideal spot for alfresco dining.











Bedroom 3



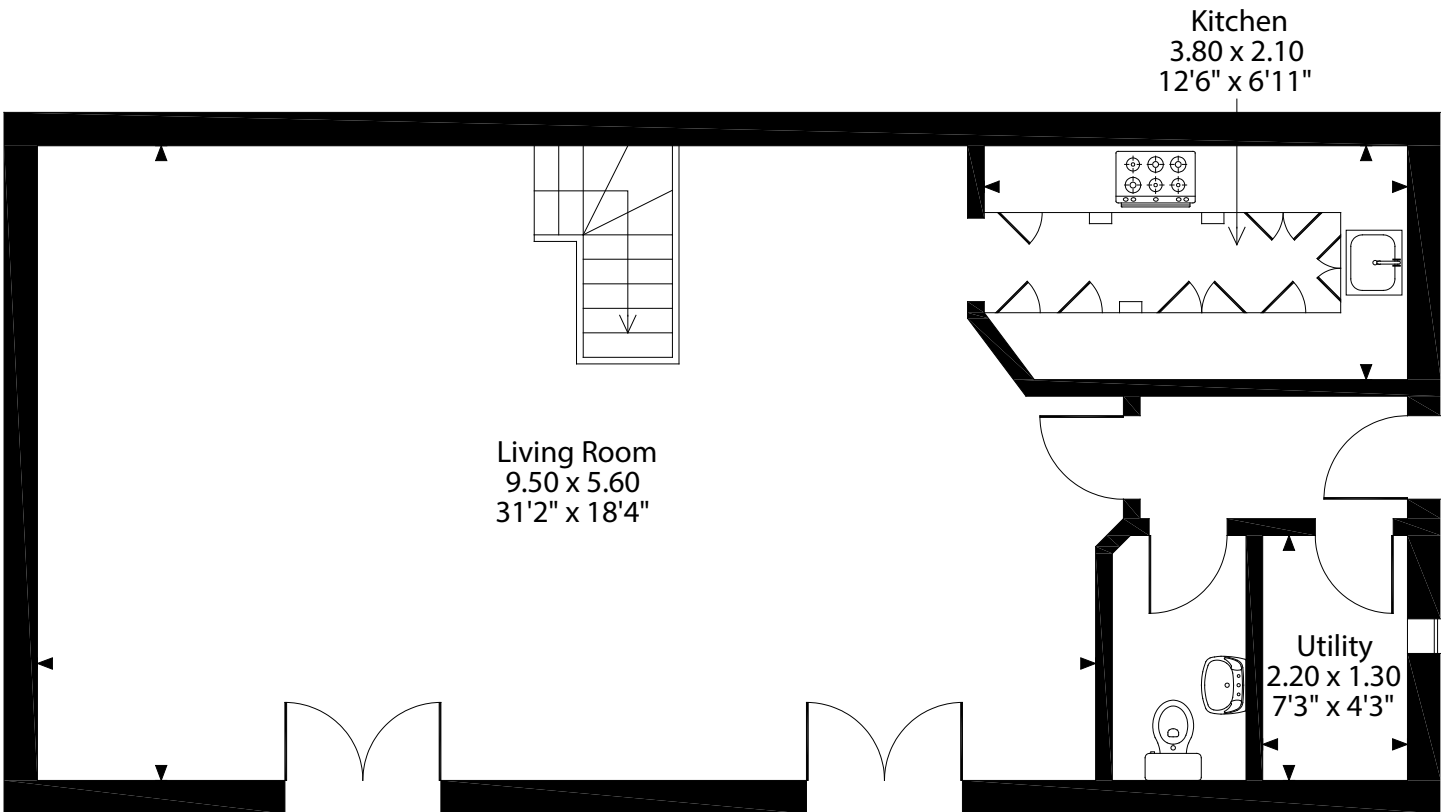
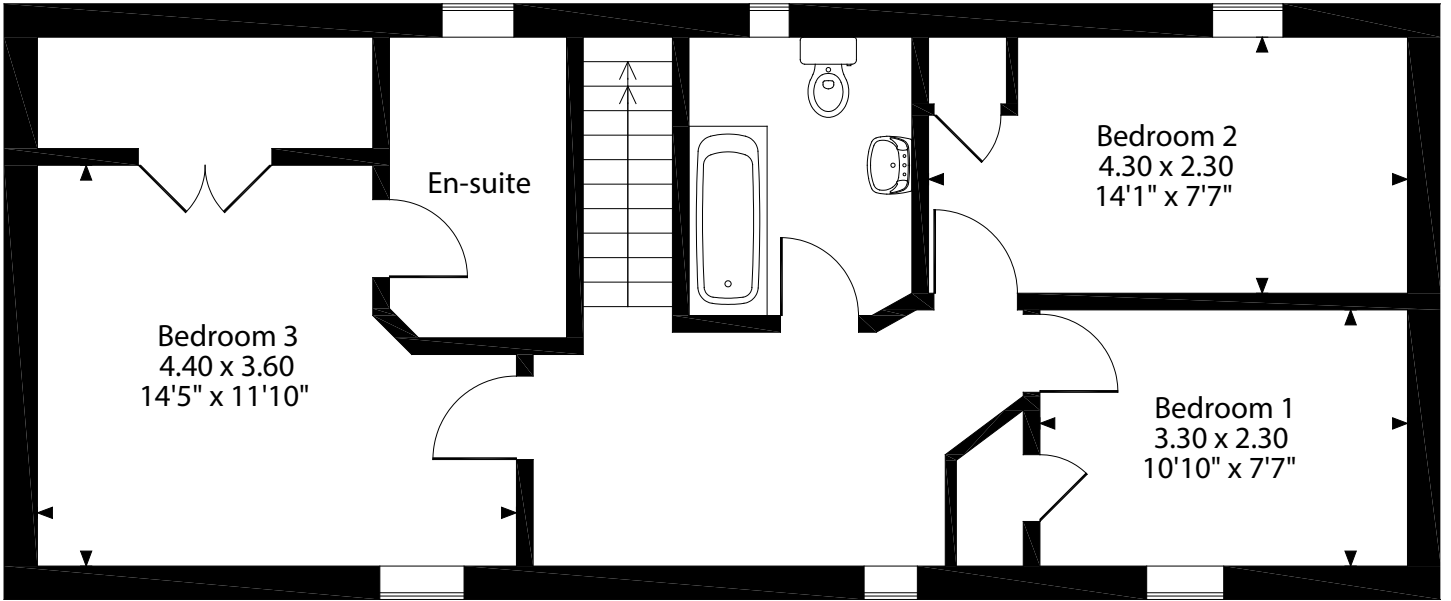


The Bathrooms



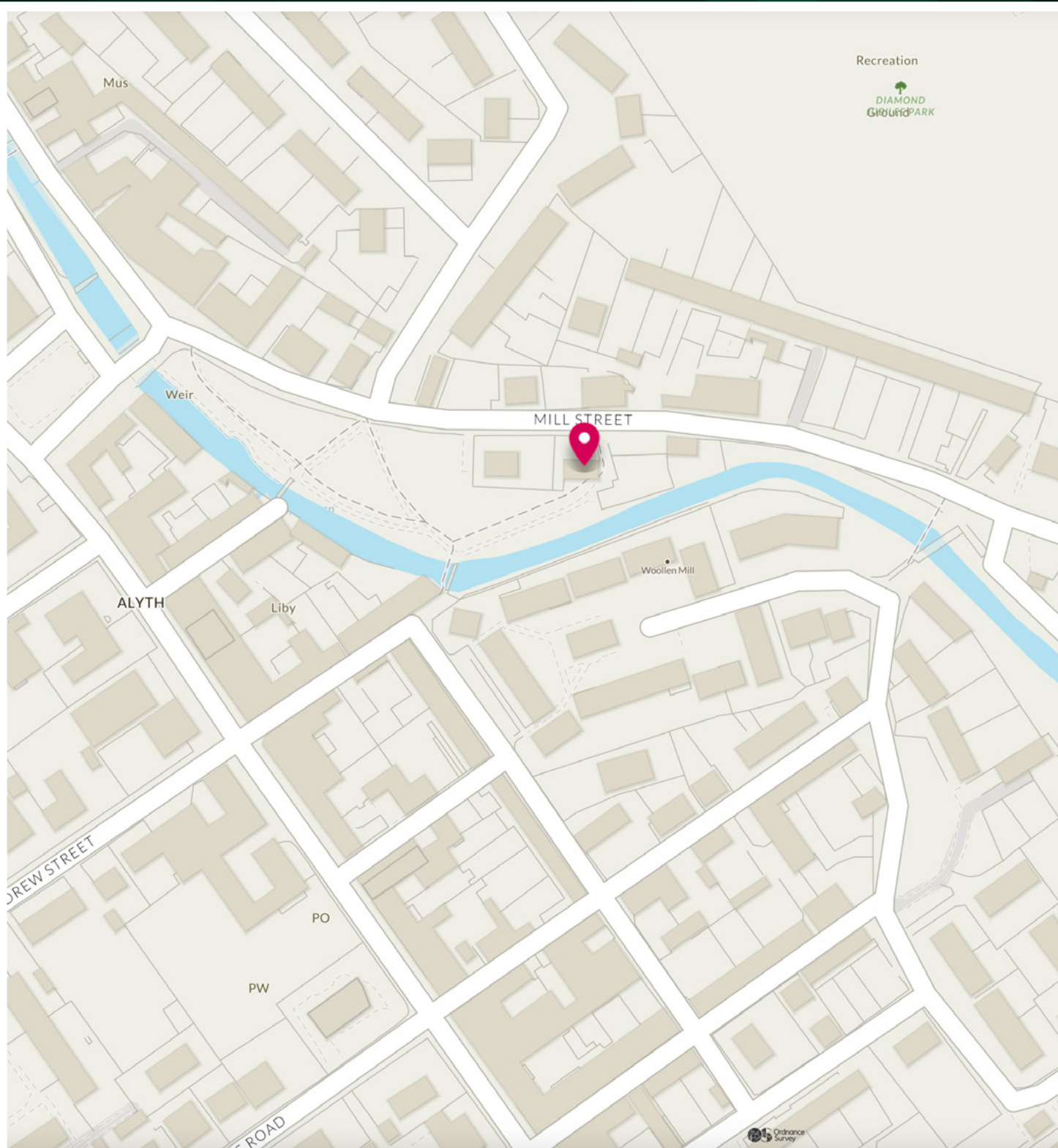


Landing, Bedrooms 1 & 2





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 that 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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THE SUNDAY TIMES
THE TIMES



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