

# Property for Sale



Estate agency division of Jack Brown & Company Solicitors

taysidepropertyonline.com



**17 Parkside Road, Alyth, Blairgowrie, PH11 8BX**

- **Terraced Villa**
- **Lounge**
- **Kitchen Dining**
- **Bathroom**
- **2 Double Bedrooms**
- **Double Glazing**
- **Electric Heating**
- **Gardens Front & Rear**
- **EPC Band E**

**Offers Over £85,000**

This terraced family villa is located in a popular residential location within walking distance of the town centre and all local amenities and services including shops, schools and public transport. Alyth offers a broad cross section of social and leisure and consumer facilities, and is popular with commuters, providing convenient access to Dundee and Perth. Blairgowrie and Coupar Angus are within comfortable driving distance.

The property offers well proportioned accommodation over two floors and benefits from double glazing and electric heating. Externally there are gardens to both front and rear. This subjects will make an ideal first time or buy to let purchase and viewing is highly recommended.

**Entrance Hallway:** Double glazed exterior door. Staircase to upper floor accommodation.

**Lounge:** Approx. 15'5" x 13' 7". Spacious public room having double glazed windows to front. Wooden fire surround with tiled inset and hearth, recessed display alcove and large under stair storage cupboard.



**Kitchen/Dining:** Approx. 19' 9" x 7' 7". Fitted with a range of floor, wall and drawer units with integral electric oven, hob and extractor hood. Stainless steel drainer with mixer tap, double glazed window to rear. Space for table and chairs and wooden exterior door.



**Upper floor accommodation:** Upper floor landing.

**Bathroom:** Approx. 7' x 6'1". With three piece white suite comprising WC, wash hand basin and bath. Shower over bath with shower curtain. Double glazed frosted window to rear.

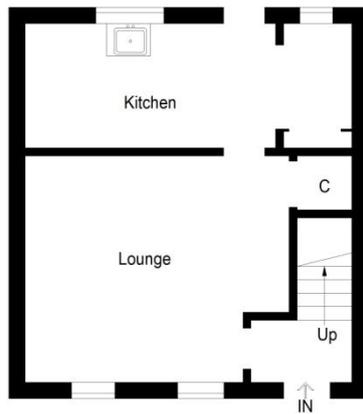
**Bedroom 1:** Approx. 14' 10" x 10' 5". Spacious double bedroom with double glazed window to front, fitted wardrobe, recessed wardrobe area with curtains.

**Bedroom 2:** Approx. 11' 4" x 10' 11". Another double bedroom with double glazed window enjoying a pleasant outlook to rear, recessed wardrobes with curtain.

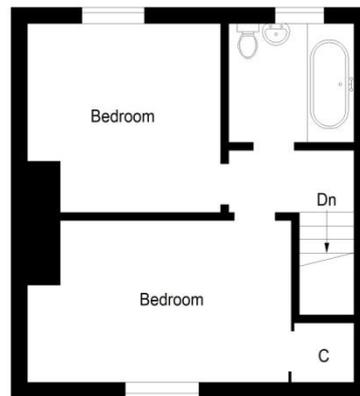


**Outside:**

Front garden is laid to lawn and the rear garden is laid to lawn with drying poles.



**Ground Floor**



**First Floor**

Illustration For Identification Purposes Only. Not To Scale (ID477403 / Ref:67378)

*Note: Whilst we make every effort to ensure our property particulars are accurate, no guarantees are given and potential purchasers should satisfy themselves with regard to the information provided.*

**Forfar Office:**

27 West High Street, Forfar, Angus, DD8 1BE

Tel: 01307 464443 • Fax: 01575 520229

[forfar@taysidepropertyonline.com](mailto:forfar@taysidepropertyonline.com)

**Dundee Office:**

7 Ward Road, Dundee, DD1 1LP

Tel: 01382 200411 • Fax: 01382 203033

[dundee@taysidepropertyonline.com](mailto:dundee@taysidepropertyonline.com)