

property@hodge



10 Chapel Street
Alyth
PH11 8DA

Offers over
£175,000





A spacious three-bedroom end terraced property situated in the popular Perthshire town of Alyth, offering spacious accommodation, and excellent potential for a first-time buyer, couple or investor.

The property comprises a large lounge, with the upper-level featuring a generous open-plan kitchen and dining area, three well-proportioned bedrooms—one with en-suite facilities and a separate shower room. There is a large garage which houses the boiler. The property benefits from GCH & double glazing throughout. On street parking near the property is available alternatively the large garage would provide off street parking.

The property provides an excellent opportunity for buyers to create a comfortable home tailored to their own tastes and requirements.

Ideally located for Alyth's range of local amenities, including shops, cafés and everyday services, the property is also well placed to enjoy the beautiful surrounding Perthshire countryside. While the property does not have any garden space, there are parks nearby and excellent opportunities for walking, cycling and a variety of outdoor pursuits.

Early viewing is highly recommended to fully appreciate the space, potential and location this property has to offer.

Lounge 6.29m x 4.76m (20'8" x 15'7")

Open Plan Kitching/ Dining 6.35m x 3.84m (20'10" x 12'7")

Bedroom One 4.97m x 3.11m (16'4" x 10'2")

En Suite 2.25m x 2.14m (7'5" x 7'0")

Bedroom Two 4.39m x 3.11m (14'5" x 10'2")

Bedroom Three 3.59m x 2.79m (11'9" x 9'2")

Bathroom 2.53m x 2.17m (8'4" x 7'1")

Garage 6.52m x 5.58m (21'5" x 18'4")



- 3 Bedrooms (1 En Suite)
- Bathroom
- Large Lounge
- Open Plan Kitchen/Dining
- Garage
- GCH & DG
- Shops & Amenities Nearby
- Close to Public Transport
- Council Tax Band D
- EPC Rating C

3x  2x  1x 







Directions: what3words///stiletto.factored.ashes

Viewing Arrangements:

Contact the sole selling agent by telephoning 01250-870006 to arrange an appointment.



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 submission of an offer.

Any detail of these particulars can be clarified prior to viewing particularly for those travelling a significant distance.

Only prospective purchasers who have noted an interest through a Scottish solicitor will be advised of any closing date for offers.

CONTACT DETAILS

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