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32 Belmont Street
Newtyle
PH12 8UE

Offers over
£139,995





This recently refurbished two-bedroom semidetached house is offered to the market in move in condition and deceptively spacious. The property consists of good size lounge, dining kitchen, downstairs W.C cloakroom, upstairs two bedrooms, a family bathroom and access to 2 attic storage rooms both with Velux style windows.

The property benefits from gas central heating with the boiler only having been installed in February 2026. The property is fully double glazed and some of the glazing was upgraded in 2025 and is still under a ten year warranty.

To the rear is a fully enclosed garden mainly laid to lawn, with a patio area and garden shed.

The property is located close to the village shops and within a short walk to the bus stops. The property is well located for commuting to Dundee and Forfar.

Offered to the market in move-in condition this property would suit a variety of buyers including buy to let, first time buyers or those wishing to downsize.

All blinds, carpets and floor coverings are included in the sale. Kitchen appliances included in the sale area integrated washing machine, integrated dishwasher, freestanding fridge freezer, Integrated electric oven, electric hob and extractor above.

Lounge 4.85m x 3.00m (15'11" x 9'10")

Dining Kitchen 4.95m x 2.92m (16'3" x 9'7")

W.C 1.39m x 0.97m (4'7" x 3'2")

Bedroom 1 3.47m x 2.86m (11'5" x 9'5")

Bedroom 2 3.03m x 2.95m (9'11" x 9'8")

Bathroom 2.08m x 1.79m (6'10" x 5'10")

Attic Room 1 3.23m x 2.24m (10'7" x 7'4")

Attic Room 2 2.91m x 2.18m (9'7" x 7'2")



■ 2 Bedrooms

■ Lounge

■ Dining Kitchen

■ Bathroom

■ GCH & DG

■ Peaceful Residential Area

■ Close To Public Transport

■ Move In Condition

■ Council Tax Band B

■ EPC D

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Directions: On entering Newtyle from Blairgowrie continue through the village and take the 3rd turning on the left into Belmont Street. The property can be found on the left-hand side and is easily identified by our for-sale board.

**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. Please note furniture staging may have been used in these particulars.

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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