

property@hodge



3 Bamff Road  
Alyth  
PH11 8DZ

Offers over  
£225,000



This quirky former schoolhouse is brought to the market with an abundance of potential giving the new owners a property all on one level comprising of family room/lounge, kitchen, 4 bedrooms (1 En Suite), family bathroom, separate shower room a utility area in the hallway. The property is a very short walk from Alyth town centre amenities and transport links. Offering spacious and bright accommodation which could be easily reconfigured to suit a new buyers' requirements.

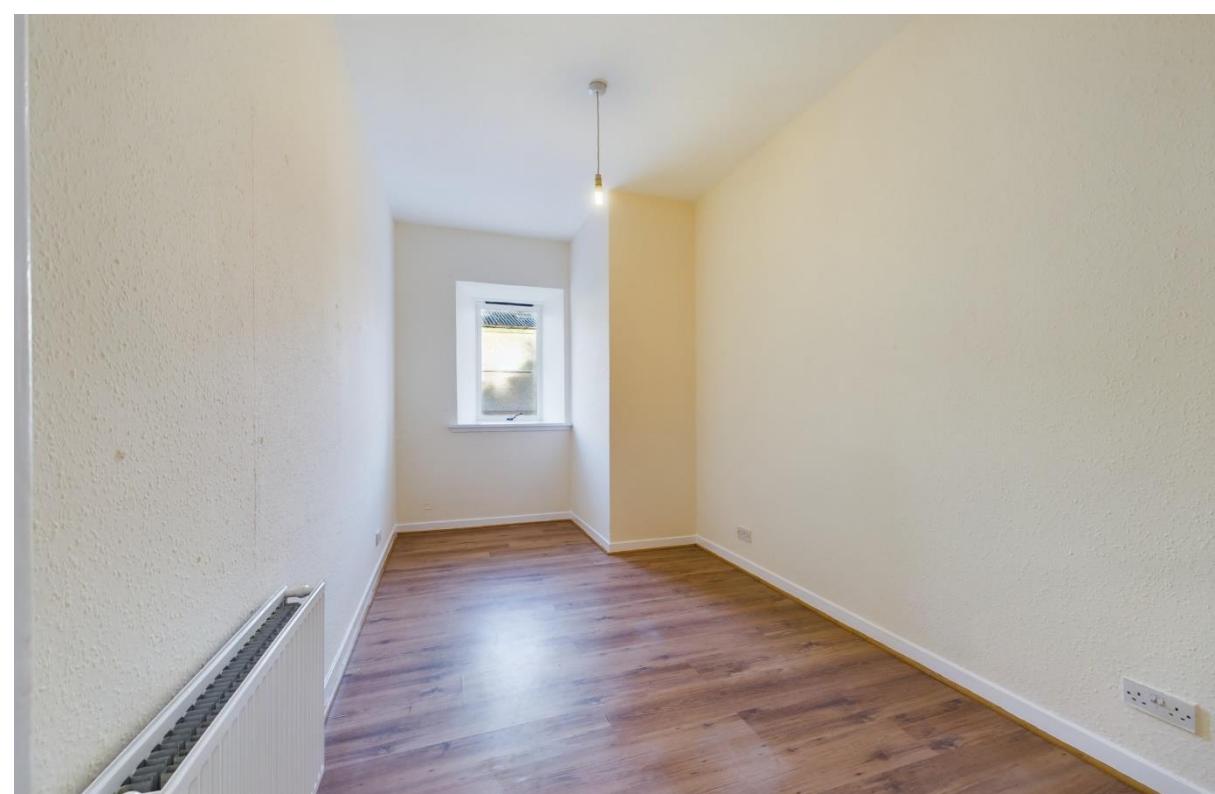
Externally there is a larger gravelled parking area to the front, allowing for parking of several cars. To the rear is a manageable garden with patio area and grass.

**Lounge/Family Space** 5.67m x 5.23m (18'7" x 17'2")

A bright and spacious room with dual aspect windows to the side and front and French doors to the rear. This large room is an ideal family space for dining and relaxing. Door to kitchen.

**Kitchen** 3.49m x 2.74m (11'5" x 8'12")

Located to the rear of the property and accessed from the family room. With 2 side facing windows this room comprises of a sink, base and wall units, space for cooker and fridge freezer. Plumbing for washing machine and venting for a tumble dryer is located in the hallway next to the bathroom.



### **Bedroom One** 3.65m x 3.54m (11'12" x 11'7")

At the far end of the property with side and rear facing windows. En Suite shower room and walk in cupboard.

### **En Suite** 2.47m x 1.39m (8'1" x 4'7")

Fitted with a white W.C, wash hand basin and shower enclosure with mains operated shower. Front facing opaque window and extractor fan.

### **Bedroom Two** 3.93m x 3.27m (12'11" x 10'9")

Good size room with space for free standing furniture, front facing window.

### **Bedroom Three** 2.87m x 2.70m (9'5" x 8'10")

With a front facing window and built in storage. The boiler is located in the cupboard in this room.

### **Bedroom Four** 5.10m x 2.26m (16'9" x 7'5")

Another front facing room.

### **Bathroom** 2.13m x 1.76m (6'12" x 5'9")

Recently installed bathroom comprising of white W.C, wash hand basin, bath with mains operated overhead shower. Side facing opaque window and heated towel rail.

### **Shower Room** 2.02m x 1.70m (6'8" x 5'7")

Located next to the bathroom, with mains operated shower and a side facing opaque window.



■ 4 Bedrooms

■ Bathroom

■ Close to public transport

■ Council Tax Band E

■ Driveway for several cars

■ EPC Rating C

■ En Suite

■ GCH & DG

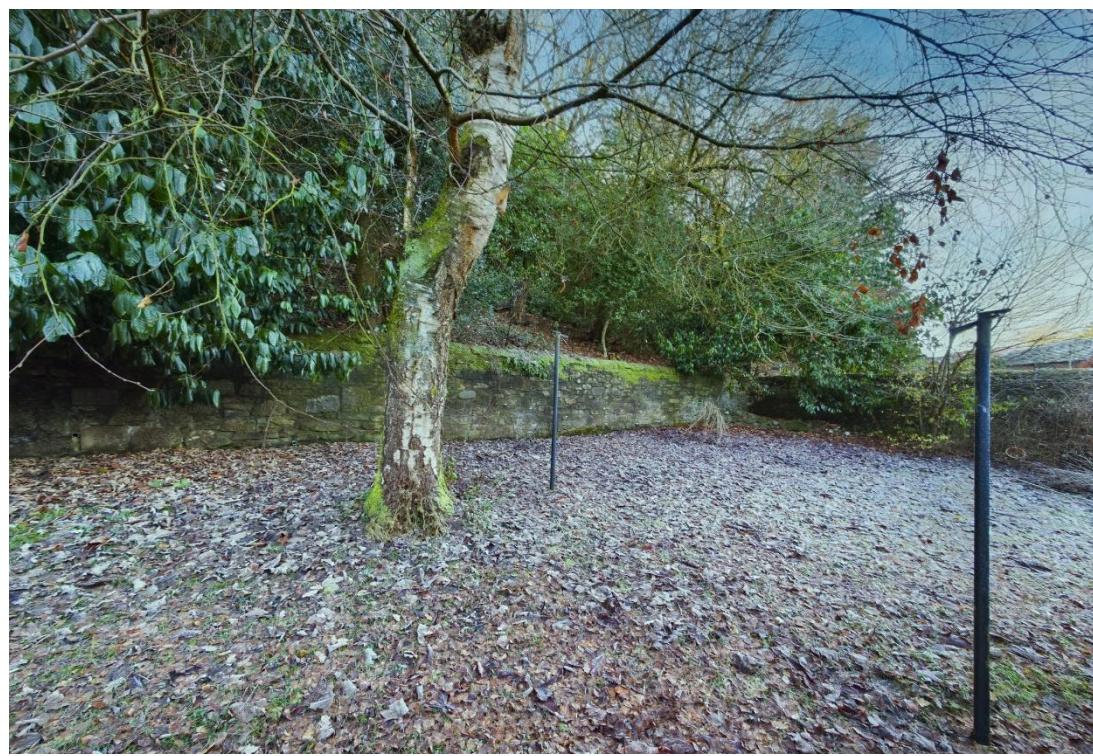
■ Hall

■ Kitchen/Dining/Family Rm

4x 2x 1x

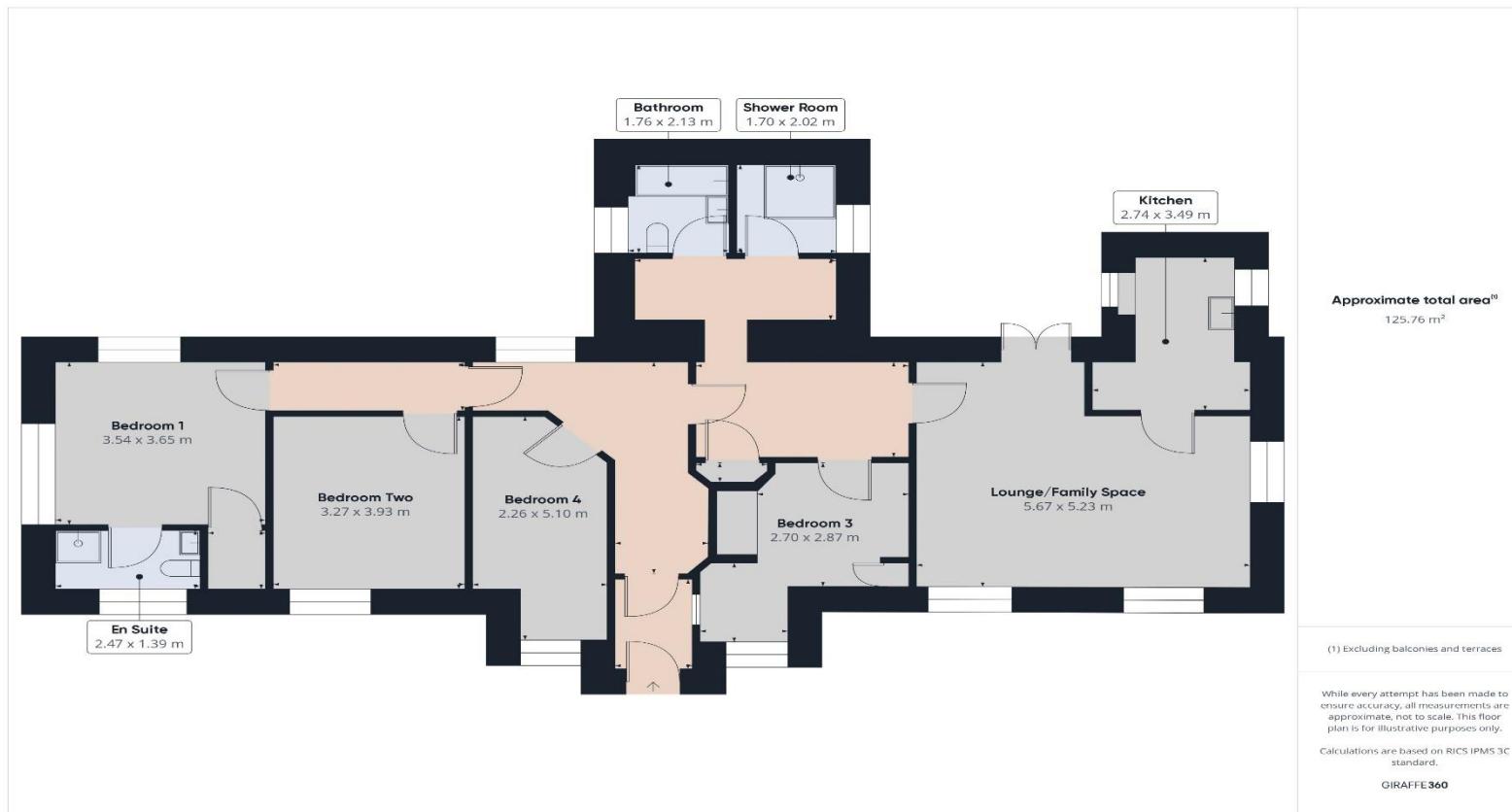






**Directions:** Enter Alyth on the B952 and continue straight ahead passing the square on the right. The property can be found on the left just past the square and can be identified by our for sale board.

**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.

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

property@hodge  
33 Wellmeadow  
Blairgowrie  
PH10 6AS

Phone: 01250 870006  
Email: property@hodgesolicitors.co.uk  
www.hodgesolicitors.co.uk