

property@hodge



6 Market Square
Alyth
PH11 8AB

Offers over
£79,995





This first floor two bedroom flat enjoys a central location in the town of Alyth and overlooks the square. The property is well presented and has been recently decorated and is offered to the market in move in condition. With a good central location this property is well situated for the local shops, public transport and nearby walks.

The property comprises of two bedrooms, lounge, kitchen and bathroom with bath & shower. There is gas central heating and double glazing.

Recently fitted new windows and a new boiler both installed in 2024 and still under guarantee.

The rear garden is mainly laid to lawn with drying poles.

Parking can be found nearby on the street or in the square car park.

An ideal first time buy.

Lounge 4.84m x 3.32m (15'11" x 10'11")

Kitchen 3.06m x 1.73m (10'0" x 5'8")

Bedroom One 3.37m x 2.77m (11'1" x 9'1")

Bedroom Two 2.27m x 2.12m (7'5" x 6'11")

Bathroom 2.69m x 1.82m (8'10" x 5'12")



- 2 Bedrooms
- Lounge
- Kitchen
- Bathroom
- GCH & DG
- Close To Public Transport
- Move In Condition
- Close To Shops & Amenities
- Council Tax Band A
- EPC Rating E

2x  1x  1x 







Directions: Arriving into Alyth, follow the main street and turn left into Commercial Street at the square. The property can be found above Marley's take away 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@hodesolicitors.co.uk
www.hodesolicitors.co.uk

