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7 Losset Road
Alyth
PH11 8BT

Offers over
£178,500



Lounge 4.90m x 3.75m (16'1" x 12'4")

Kitchen 3.71m x 2.19m (12'2" x 7'2")

Dining Room/Bedroom One 4.77m x 3.69m (15'8" x 12'1")

Utility Room 2.84m x 1.94m (9'4" x 6'4")

Bedroom Two 4.82m x 3.69m (15'10" x 12'1")

Bedroom Three 4.86m x 3.44m (15'11" x 11'3")

Family Bathroom 3.58m x 2.28m (11'9" x 7'6")

Bedroom Four 3.59m x 1.36m (11'9" x 4'6")



This spacious semi-detached family villa enjoys a desirable elevated position at the top of Alyth, within easy walking distance of the town centre and local amenities.

The accommodation is well laid out over two levels. On the ground floor, the property comprises a bright and welcoming lounge, a well-appointed kitchen, utility area in the outhouse, generous bathroom, and a versatile dining room which could also be used as a fourth bedroom. Upstairs, there are three further well-proportioned bedrooms, providing ample space for family living.

Benefiting from gas central heating and double glazing throughout.

Externally, there is off-street parking to the side of the property. To the rear, the garden is arranged over two levels and features a decking area—ideal for outdoor entertaining—as well as a useful garden shed.

Alyth is conveniently located for commuting to Dundee, Perth, and Forfar, with excellent public transport links to Dundee and Blairgowrie. The town offers a primary school, while secondary education is available at Blairgowrie High School or Webster's High School in Kirriemuir.

Offering generous and flexible living space, this property is ideal for families and must be viewed to be fully appreciated. The current owner has carried out a number of upgrades, while still leaving scope for further enhancement internally and externally, making this an excellent opportunity to invest.



■ 3/4 Bedroom

■ Large Lounge

■ Dining Kitchen

■ Dining Room/Bedroom 1

■ External Utility Room

■ GCH & DG

■ Garden & Shed

■ Popular Residential Area

■ Council Tax Band D

■ EPC Rating E

4x  1x  1x 







Directions: Travel into Alyth and turn right at the square. Follow the road round to the left and continue up the hill taking the first road on the right into Losset Road. Continue along and number 7 can be found on left 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

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