

property@hodge



The Bungalow

Johnshill Road
Alyth

PH11 8DX

Offers over

£250,000





This spacious elevated three-bedroom bungalow is situated in the popular town of Alyth, offering spacious and bright accommodation all on one level.

The property comprises a spacious lounge, kitchen/diner, three well-proportioned bedrooms, a shower room and a useful boiler room. The property further benefits from gas central heating and double glazing.

Ideally located within a short walk of Alyth town centre, the property is well placed for a range of local amenities and transport links, making it an excellent choice for those seeking convenient town living.

Externally, the property benefits from a generous garden, predominantly laid to lawn, along with off-street parking for several vehicles to the side of the property.

Overall, this attractive bungalow offers well-proportioned accommodation, off street parking and convenient access to local amenities, making it an appealing home for a range of buyers.

Viewing is highly recommended to fully appreciate the accommodation, location and outdoor space this property has to offer.

Porch 2.38m x 1.79m (7'10" x 5'10")

Kitchen/Diner 5.30m x 2.12m (17'5" x 6'11")

Lounge 4.91m x 4.38m (16'1" x 14'4")

Boiler Room 2.72m x 1.94m (8'11" x 6'4")

Bedroom One 4.54m x 3.67m (14'11" x 12'0")

Bedroom Two 3.99m x 3.36m (13'1" x 11'0")

Bedroom Three 3.60m x 3.38m (11'10" x 11'1")

Shower Room 2.40m x 1.97m (7'10" x 6'6")



■ 3 Bedrooms

■ Kitchen Dining

■ Lounge

■ .Hall

■ Boiler Room

■ Fully Enclosed Garden

■ GCH & DG

■ Close to Public Transport

■ Council Tax Band D

■ EPC Rating D

3x  1x  1x 







Directions:what3words ///downs.angle.magnets

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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