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The Cottage Kirkgate  
High Street  
Alyth  
PH11 8DW

Offers over  
**£149,995**





This detached cottage is offered to the market in move-in condition having been fully renovated by the current owners. The property comprises of an entrance porch, good size kitchen diner, lounge, bathroom and two bedrooms with good storage throughout. The property is ideally located just a short walk to the centre of Alyth were you can catch a bus to Blairgowrie, Perth or Dundee. The property benefits from gas central heating and double glazing throughout.

Externally the property has quirky garden areas on various levels which includes a garden shed, astro turf patio area, grassed area and the bottom section is ideal for planting. Please note that the garden area included with the property is to the left of the path in the tour and the photos with the house behind you. Copies of the title plan will be available at viewings to clarify the land ownership. Parking is on street within a quiet street with no parking restrictions.

**Lounge** 4.64m x 3.75m (15'3" x 12'4")

**Kitchen Diner** 4.62m x 3.43m (15'2" x 11'3")

**Bedroom One** 4.57m x 3.92m (14'12" x 12'10")

**Bedroom Two** 3.64m x 2.95m (11'11" x 9'8")

**Bathroom** 3.50m x 1.66m (11'6" x 5'5")

**Porch** 2.00m x 0.99m (6'7" x 3'3")



- █ 2 Bedrooms
- █ Council Tax Band C
- █ EPC Rating D
- █ Family Bathroom
- █ GCH & DG
- █ Hall
- █ Kitchen Dining
- █ Lounge
- █ Move in Condition
- █ Patio area



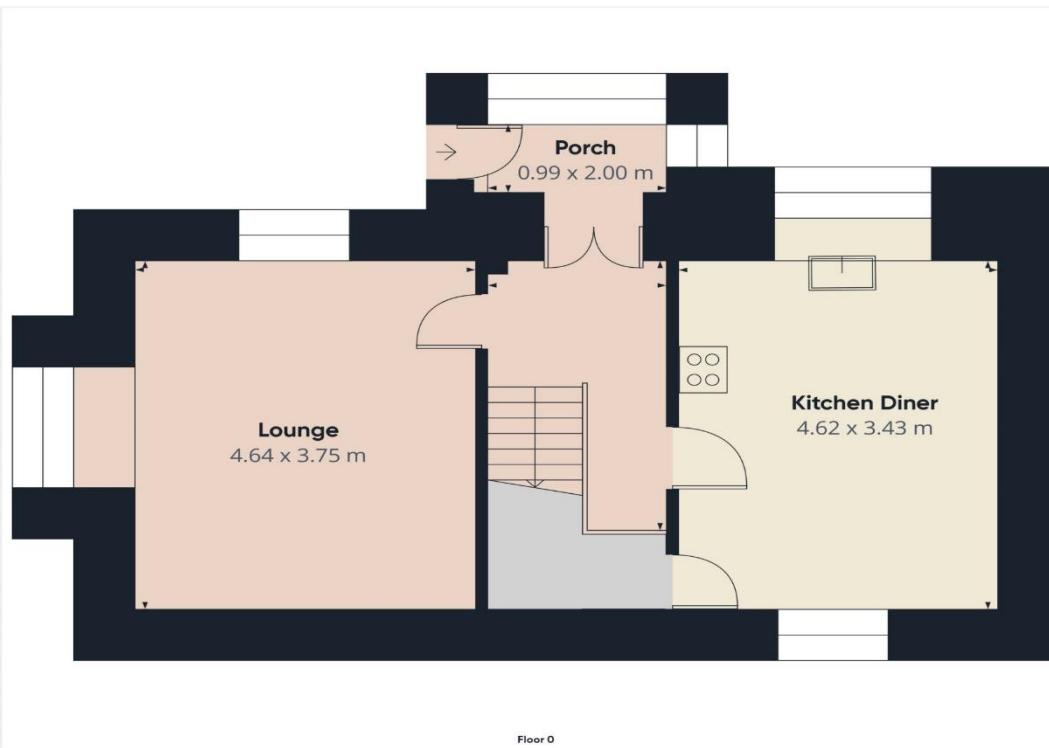






**Directions:** From Alyth square follow Commercial Street up the hill and take the first road on the left into High St. The property can be found on the left and accessed from the opening to the left of Sunnybank.

**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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