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The Knowe
Airlie Street
Alyth
PH11 8ES

Offers over
£475,000



A beautifully presented, extended Victorian detached villa offering generous, well-proportioned accommodation over two floors. The property retains a wealth of original period features, seamlessly enhanced by tasteful modern upgrades throughout. Set within an exceptional wrap-around garden, it enjoys a highly desirable south-facing rear aspect, providing excellent privacy, seclusion, and open outlooks.

Externally, the villa occupies a substantial and mature plot. The front garden features an expansive lawn bordered by established planting, fruit trees, and a thoughtfully naturalised area designed to encourage wildlife. A long driveway provides ample off-street parking for several vehicles and leads to a well-proportioned garage/workshop.

To the rear, the garden is accessed directly from the kitchen/dining area via a raised decked terrace—an ideal space for outdoor dining and entertaining. This area overlooks vibrant potted planting, patio spaces, and open fields beyond. The rear garden is a true wildlife haven, offering a high degree of privacy and tranquillity.

The accommodation is entered through an entrance vestibule and welcoming hallway, which leads to a lounge, sitting room, formal dining room, spacious kitchen/diner, study/bedroom four, and a convenient W.C. cloakroom on the ground floor.

A striking original staircase, enhanced by two windows on the half landing that flood the space with natural light, leads to the upper level. Here, there are three generous double bedrooms—one with en-suite facilities, a further single bedroom, and a well-appointed family bathroom.

The current owners have thoughtfully upgraded the property, preserving its Victorian character while introducing contemporary comforts. Further benefits include gas-fired central heating and double glazing throughout.

Despite its peaceful, semi-rural feel, the property is within a five-minute walk of Alyth's amenities, including independent shops, cafés, a doctor's surgery, and a vibrant community life. The primary school is within easy walking distance, while secondary schooling in Blairgowrie is served by a school bus. The nearby Alyth Den provides beautiful countryside walks and an ideal location for dog owners.

Presented in immaculate, move-in condition, this outstanding home offers spacious family living on a generous plot, with excellent commuting links

Early viewing is highly recommended to fully appreciate the size, character, and setting of this exceptional property.



Lounge 4.01m x 4.01m (13'2" x 13'2")

A bright and elegant room positioned to the front of the property, enjoying large windows overlooking the front garden. Period features abound, including picture rails, decorative cornicing, intricate timber window surrounds, and a ceiling rose. The focal point is the open fireplace, set within a handsome wooden surround with tiled hearth and decorative ironwork, creating a warm and welcoming atmosphere.

Sitting Room 4.03m x 3.99m (13'3" x 13'1")

Another generously proportioned reception room with large front-facing windows providing excellent natural light. Currently used as an additional sitting room, this versatile space could easily adapt to a variety of uses. The fireplace has been sympathetically upgraded to a gas fire, while retaining its traditional character, featuring a slate hearth, wooden surround, decorative tiled detailing, and a brass and leather fender seat. A useful press-style cupboard offers additional storage.

Kitchen Dining 5.00m x 2.70m (16'5" x 8'10")

The Kitchen Diner features a RotPunkt German-designed kitchen, installed by McManus Knight of Monifieth in March 2025. Charcoal handleless doors create a sleek, contemporary contrast within this attractive period property. The units are complemented by Dekton Silestone worktops by Cosentino, complete with a 25-year guarantee, and RotPunkt tiled splashbacks. Integrated AEG appliances include an extractor, five-burner induction hob, two full-size ovens, warming drawer, microwave combi oven, wine cooler and fridge freezer, providing a high-spec and highly functional cooking space. The second half of the room offers a comfortable sitting area with views over the rear garden, with ample space to accommodate a small dining table if desired.

Dining Room 3.83m x 3.78m (12'7" x 12'5")

A further well-proportioned reception room with a side-facing window, offering ample space for a large dining table while still allowing room for additional freestanding furniture. The focal point of the room is the attractive gas fireplace, featuring an oak surround, tiled detailing, and wrought-iron insert. A traditional press cupboard provides useful storage and completes the room.



Study/Bedroom Four 3.83m x 3.65m (12'7" x 11'12")

This delightful, rear-facing room is currently used as a study but could equally serve as a double bedroom downstairs, particularly given its convenient proximity to the downstairs cloakroom. The room retains attractive original features, including the original bell system, which although no longer in working order adds to the character and charm of the property.

W.C 2.27m x 1.12m (7'5" x 3'8")

The downstairs cloakroom has been fully modernised while remaining sympathetic to the character of the home. It features a stylish vanity unit incorporating the wash-hand basin and providing excellent storage, a white W.C., and a side-facing window. Black fittings and a contemporary towel rail complete the space.

Bedroom One 4.9m x 3.85m (12'8" x 12'2")

Located on the upper level, this generously sized bedroom features a large front-facing dormer window overlooking the front garden, creating a bright and comfortable principal sleeping space.

Bedroom Two 4.98m x 2.74m (16'4" x 8'12")

Another spacious upper-level bedroom with a front-facing dormer window and direct access to the en-suite shower room.

En Suite 2.65m x 0.90m (8'8" x 2'11")

A well-presented and stylish en-suite comprising a shower enclosure with electric shower, W.C., wash-hand basin, heated towel rail and extractor fan.

Bedroom Three 3.82m x 2.45m (12'6" x 8'0")

A further double bedroom situated on the upper floor, enjoying rear-facing views across the garden and open fields beyond, offering a peaceful and private outlook.

Bedroom Five/Dressing Room 2.55m x 2.26m (8'4" x 7'5")

A single bedroom currently utilised as a dressing room, benefiting from a front-facing dormer window. This flexible space would also be ideal as a nursery or home office.

Family Bathroom 3.70m x 2.35m (12'2" x 7'9")

A beautiful heritage-style four-piece family bathroom, comprising a freestanding bath, separate shower cubicle with mains-fed rainfall shower, W.C., and wash-hand basin. A rear-facing window provides natural light and ventilation, completing this elegant and luxurious space.



■ 5 Bedrooms (1 En/Suite)

■ Lounge & Sitting Room

■ Modern Dining Kitchen

■ Large Workshop/Garage

■ Gas Central Heating & DG

■ Driveway for Several Cars

■ Beautiful Open Views to Rear

■ South Facing Rear Garden

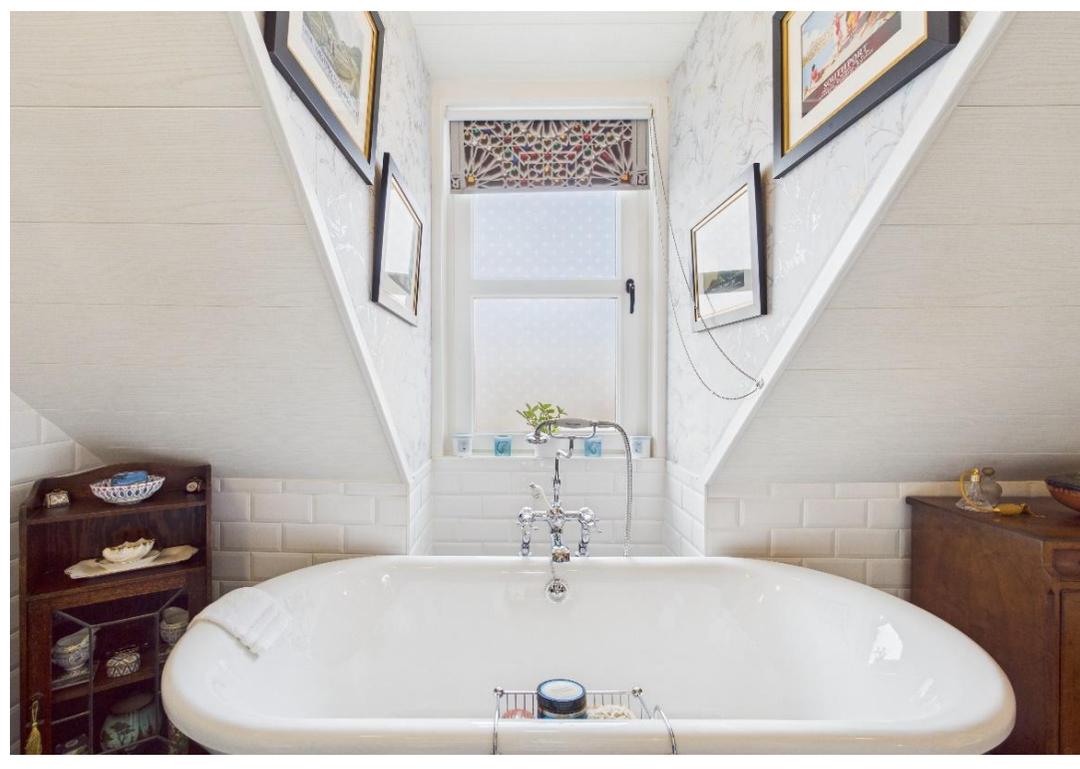
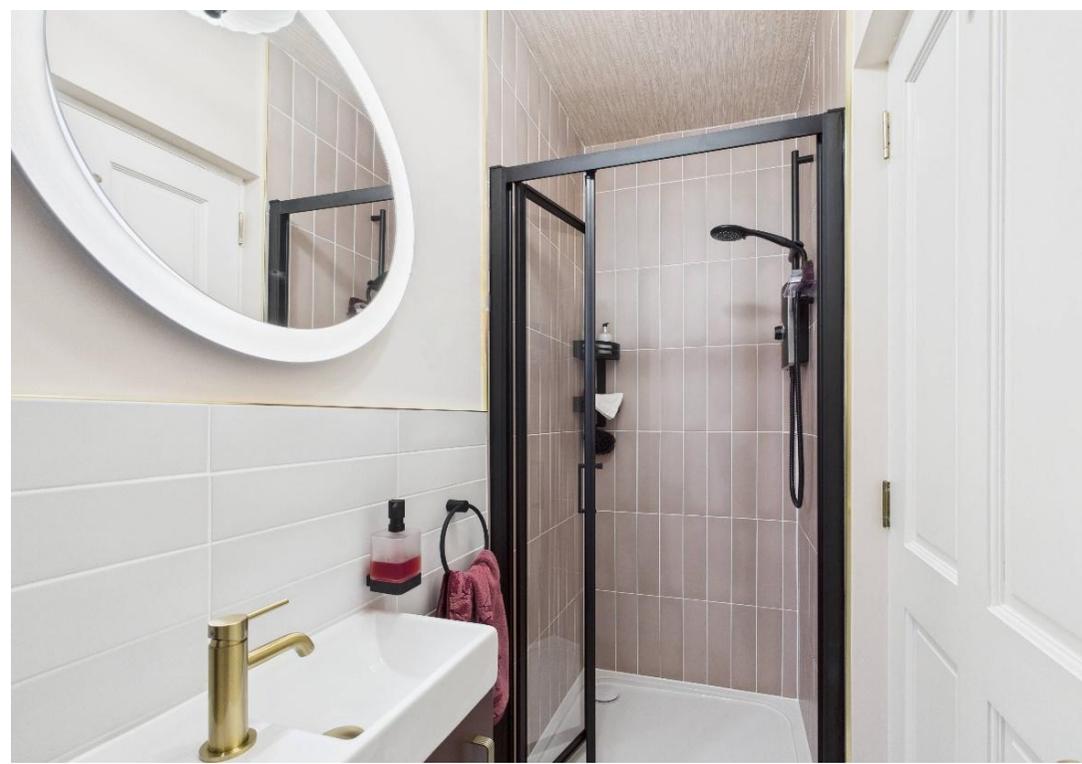
■ Council Tax Band F

■ EPC Rating D

5x  3x  3x 











Ground Floor Plan



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.

Directions: From the B592 you enter Airlie Street. 100m past the War Memorial you will see 'Kilry Motors' sign on the left. The Knowe is 20 metres beyond this.

Viewing Arrangements:
Contact the sole selling agent by telephoning 01250-870006 to arrange an appointment.

First Floor Plan



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