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**4 Isla Road, Alyth,**  
**Perthshire PH11 8EN**

**Offers Over £99,950**

- Spacious Terraced Villa
- Quiet Residential Area
- Private Gardens
- Double Glazing & Gas C.H.
- Fitted Kitchen
- Generous Storage
- Adjacent to Open Countryside
- Many Extras Included
- 30 Minutes to Dundee & Perth
- 2 Double Bedrooms
- Immaculate Condition
- Ample Parking Nearby
- Spacious Living Room
- Modern Family Bathroom
- Garden Shed
- Close to Town, Shops & Schools
- EPC Rating – D
- Good Rental Potential

**Viewing** By Appointment:

**Adams Property**

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**DESCRIPTION:** This spacious, two bedroom terraced villa is in immaculate condition and has been considerable upgraded and improved in the recent past. It is situated in a quiet residential area, just a short walk from shops, services, primary school and open countryside. On the ground floor is a generous sitting room and hallway leading to a fully fitted kitchen. Upstairs are two double bedrooms, a family bathroom and attic. The property has double glazing throughout, gas central heating and plenty of storage space. Outside there is a private front garden with lawn and mature shrubs, to the rear is a secluded paved garden with solid brick built shed. There is plenty of on street parking to the front and side of the property. Alyth is a tranquil country town surrounded by open countryside, but just a short drive from Blairgowrie and Forfar where there are more shops, supermarkets and services.



**ENTRANCE & HALLWAY:** (4.3m x 2m) Entry to the property is via a secure upvc door leading into a hallway with fitted carpet. To the right, a window provides light to carpeted stairs, beneath which is an open storage area. This area has ample space for a desk and therefore could be used as a work station or study.



**LIVING ROOM:** (4m x 3.8m) This sunny and spacious lounge has a fitted carpet and large, double glazed picture window overlooking the front garden. On one wall is a fitted, feature fireplace with coal effect electric fire and convector heater. There are ample power points and a TV socket.



**KITCHEN:** (4.5m x 2.5m) A door from the hallway leads into the kitchen/diner where there are fitted base and wall units around two walls. The units are made from solid oak wood with laminate worktops. These are fitted with a modern NEFF electric oven/grill and four ring gas hob with filter cooker hood above. The new Grundig fridge freezer located in the corner and the Hotpoint washing machine are included in the sale. A 1½ stainless steel sink sits beneath a picture window overlooking the back garden. There is ample space for a dining table with four to six chairs. In addition there are two large walk in cupboards which could be converted to a utility room in future. Beside these, a secure upvc door opens into the back garden and patio.



**LANDING:** Stairs with solid timber banister and carpet, lead from the hallway to the upper landing. Here there is an airing cupboard and access via hatch and retractable ladders, to a partially floored attic.

**BEDROOM 1:** (4.9m x 3.8m) A spacious double bedroom with fitted carpet and two, double fitted pine wardrobes and walk in cupboard. Two windows overlook the front.

**BEDROOM 2:** (3.5m x 3m) Also with fitted carpet, walk in cupboard and picture window overlooking the back.

**FAMILY BATHROOM:** (2m x 1.9m) This room has recently been upgraded with modern white suite, vanity unit and powerful electric shower. The walls around the bath, shower and vanity unit are tiled. There is a handy storage cupboard here too.

**GARDENS & EXTERIOR:** From the pavement, a stone path leads through the front garden to the main entrance. The front garden is laid out with a lawn, borders and mature shrubs. The rear garden or yard, is laid out entirely with easy maintenance coloured paving slabs, planters and a BBQ area. The garden is surrounded by high walls and solid timber fencing which makes it quite secluded. A gate in the timber fencing leads out to a small lane which serves the neighbouring properties and leads to a shared car park area to the side. A solid brick built shed with secure timber door sits to one side of the garden.

**LOCATION:** Isla Road is just a short walk from the picturesque Alyth town centre and local shops, services, schools and country walks. Alyth is a tranquil market town, popular with visitors and locals alike coming to enjoy the many sporting activities, particularly golf, fishing, skiing and hill walking. The larger, nearby towns have many more shops, restaurants, schools and public services. This is a very pretty corner of rural Perthshire with an abundance of open countryside to enjoy. Yet the town is only 30 minutes drive from Perth and Dundee, 90 minutes from Edinburgh and Aberdeen.

**DIRECTIONS:** From Dundee, follow A954 via Meigle and from Perth follow A94 to Meigle and then on to Alyth via the A926. Alternatively, please follow the website link.

Viewing by appointment only through Adams Property:

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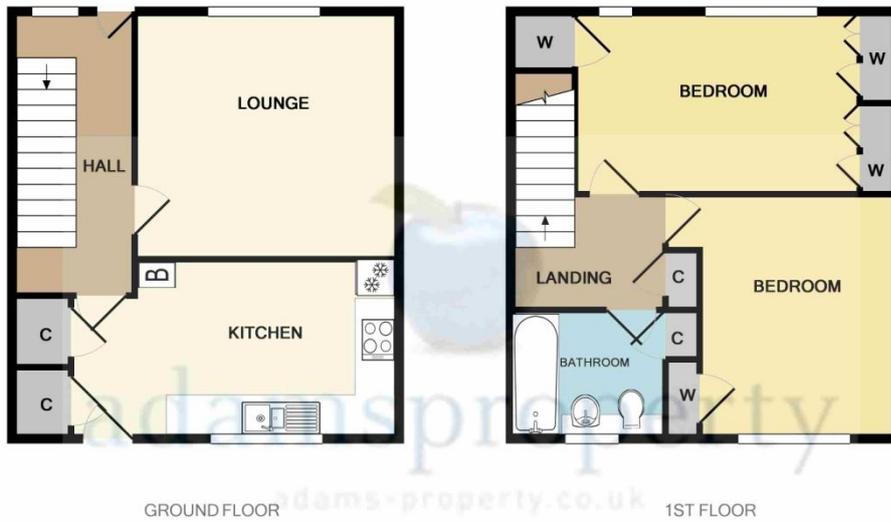
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Alyth Burn

**Floorplan:**



GROUND FLOOR

1ST FLOOR

4 ISLA ROAD, ALYTH PH11 8EN

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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