



FOR SALE – 4 WOOLMARKET, ALYTH, PH11 8DL - OFFERS AROUND £99,950 - £5,000 BELOW HR Value - EPC D
ADAMS PROPERTY – Tel: 01250 874485 or 07719 855856 Email: david@adams-property.co.uk



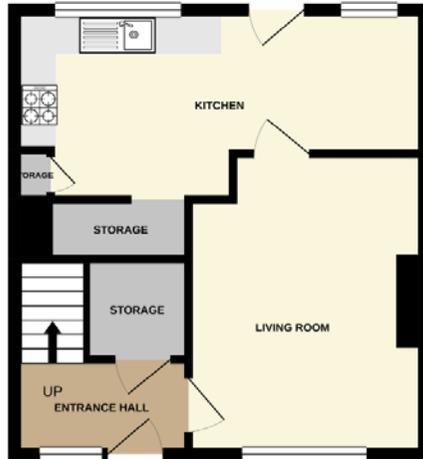




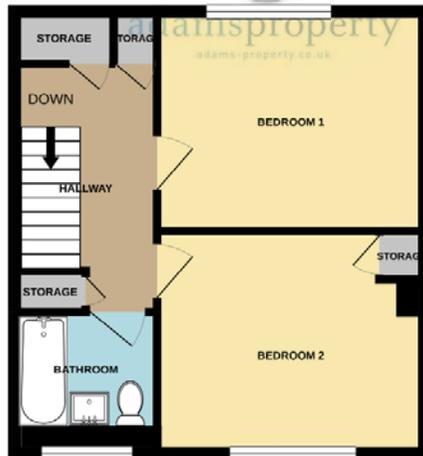




GROUND FLOOR
376 sq.ft. (35.0 sq.m.) approx.



1ST FLOOR
374 sq.ft. (34.8 sq.m.) approx.



4 WOOLMARKET, ALYTH, BLAIRGOWRIE, PH11 8DL

TOTAL FLOOR AREA : 751 sq.ft. (69.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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**Viewing by appointment only
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DESCRIPTION: This comfortable, two bedroom, semi-detached villa is in good condition with both the kitchen and bathroom having recently been renovated. Located in the tranquil small town of Alyth, amenities include local shops and a primary school. The ground floor comprises of the entrance hall, lounge, kitchen and storage cupboards. Upstairs are the two double bedrooms, a family bathroom, attic room, and storage cupboards. The property has gas central heating, double glazing throughout and high speed broadband is available. Externally the rear garden is mono-blocked and there is plenty of on street parking.

ENTRANCE HALL: Entry is via a canopied porch, with three steps leading up from the street. A secure UPVC door gives access to a tiled vestibule, stairway and storage cupboard, which contains the electric fuse board. A glazed door to the right gives access to the living room.

LIVING ROOM: (3.26m x 4.26m) Situated on the right of the entrance hall, this room has fitted carpet, an electric living flame heater, TV and satellite points and a picture window overlooking the front.

KITCHEN/DINER: (5.67m x 2.69m) Fitted with dark lino flooring, modern white base and wall units, dark laminate worktops with tiled splashback. The stainless steel sink sits below a large window that overlooks the garden. This room includes a new freestanding gas cooker and grill with gas hob and extractor fan above. There is also space for a washing machine below the worktops. Adjacent to cooker is a deep under stair cupboard which can hold a fridge freezer. A secure UPVC and glazed door opens to the rear garden and shed. The dining area has a window overlooking the garden and also has protective melamine panels protecting the lower half of the walls.

BATHROOM: (1.97m x 2m) Here there is a modern white suite and a shower over the bath which is fed from the combi boiler. Wet wall panels cover all sides of the room. The sink is set in a white vanity unit that sits below a frosted window. There is also a stainless steel towel rail and an extractor fan.

BEDROOMS 1 & 2: (Each 3.7m x 3.15m) These spacious rooms are fitted with carpet and both have large windows with curtains. Bedroom 1 overlooks the back garden and bedroom 2 overlooks the front and has a fitted cupboard.

ATTIC ROOM: This has been converted into a storage room and is accessed via a hatch above the landing. Here there is a fitted carpet, Velux window, power sockets and lighting.

GARDEN & EXTERIOR: Laid out mainly in mono block, the garden is an easily maintainable private area which is bordered by a stone wall with timber fencing. A large timber shed with power supply sits to one side and the timber gate gives access to a shared side lane. Just outside the garden, a small trail leads to the open countryside and the Cateran Trail.

LOCATION: Woolmarket is a quiet residential street close to the town centre, allowing easy access to shops, schools and other amenities. The picturesque town of Alyth is within easy access to the nearby town Blairgowrie, which is roughly a 10-minute drive away, whilst Dundee lies about 20 minutes away and Edinburgh just over an hour away. Parking is available directly outside and all along the street. The open countryside leads to many great walks and cycles in the area

These particulars are intended to give a fair description to assist proposed purchasers when viewing a property, but their accuracy is not guaranteed and they shall not form part of any offer or contract. They are not to be treated as representations or warranties nor do they make or give any representation or warranty whatsoever. All measurements stated herein are approximate. Buyers should obtain verification of information contained herein from their solicitor and/or surveyor.



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