

The Workshop Mill Street, Alyth, PH11 8BJ

Offers over £225,000

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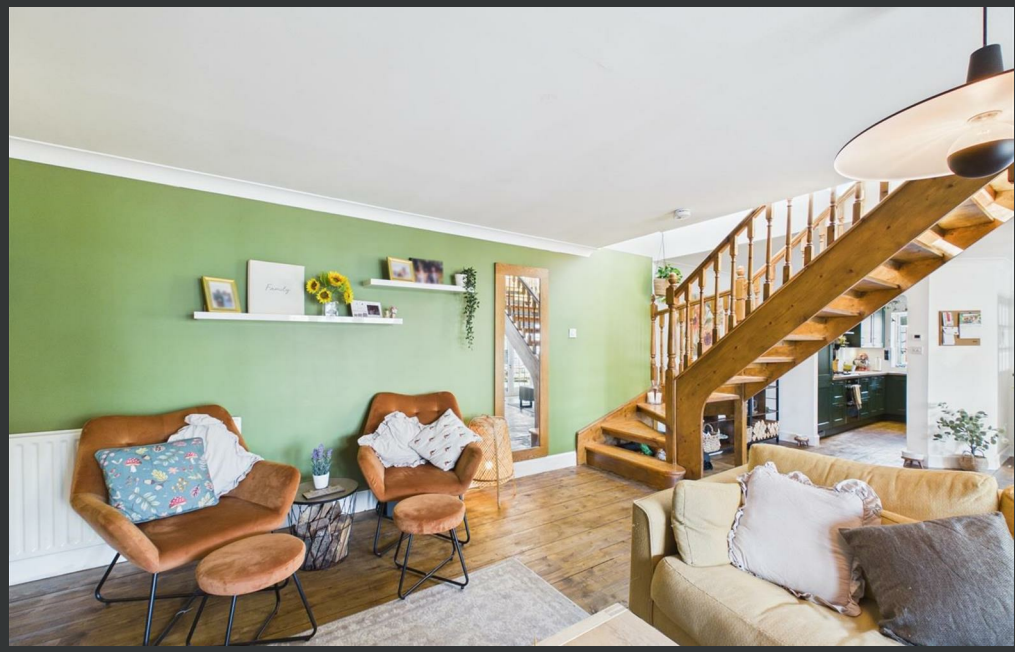


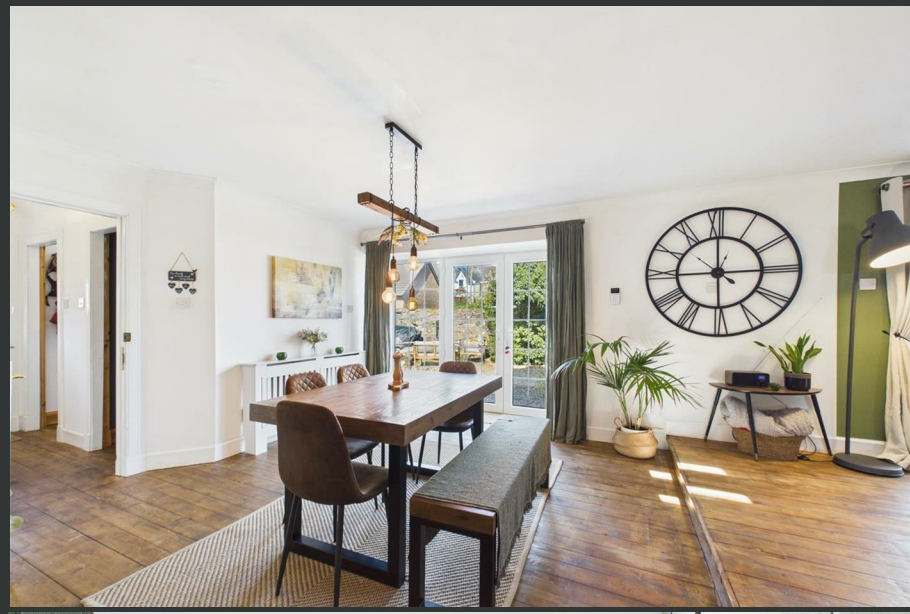




The Workshop Mill Street
Alyth, PH11 8BJ

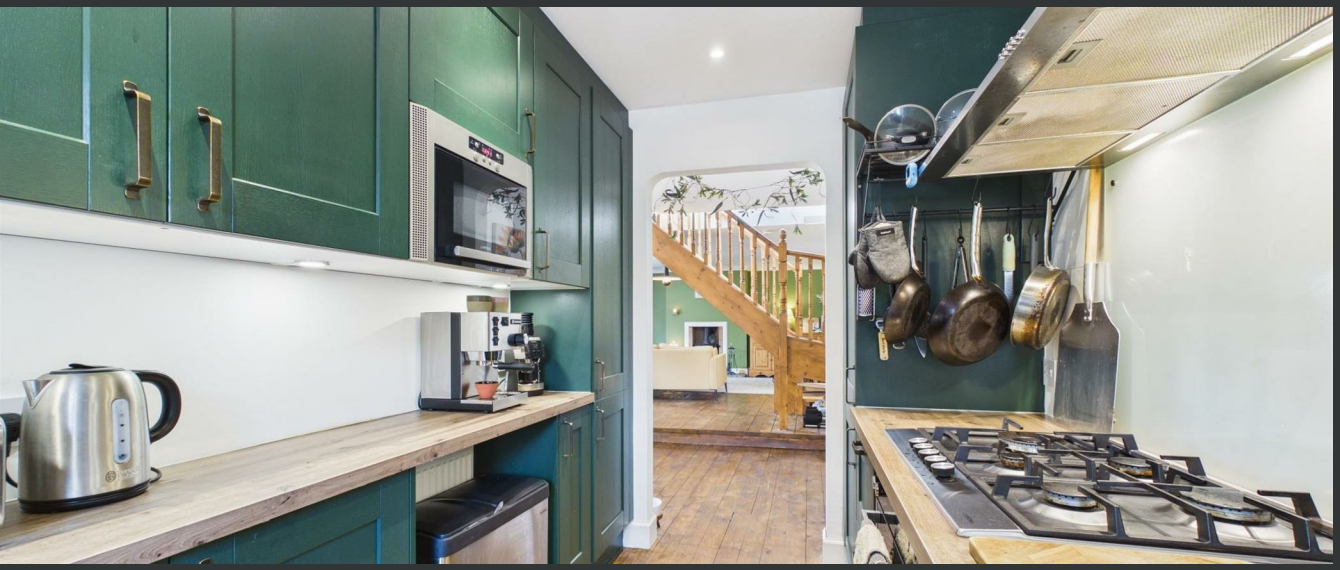
Offers over £225,000

- Charming detached stone-built home
- Spacious living room with wood-burning stove
- Well-equipped fitted kitchen
- Three bedrooms
- Modern family bathroom
- Central Alyth location
- Bright dining area with French doors
- Separate utility room and WC
- Principal bedroom with en suite
- Private low-maintenance courtyard



The Workshop is a charming and beautifully presented detached home, blending characterful features with stylish modern interiors, located in the heart of Alyth.

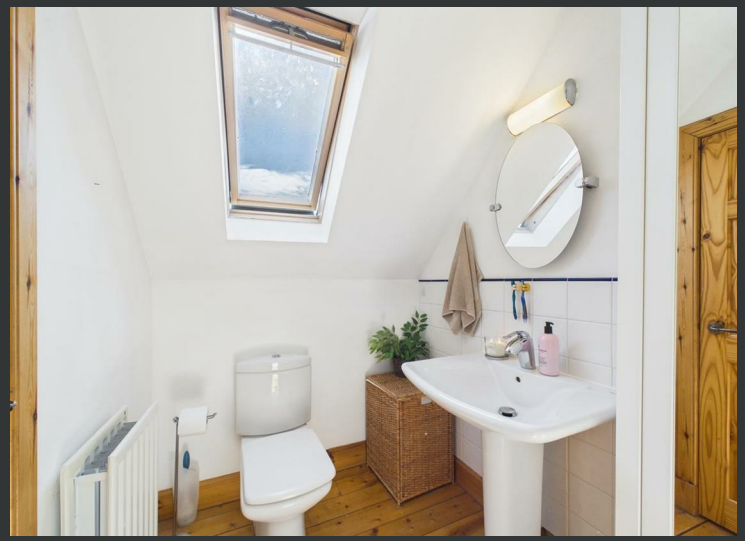
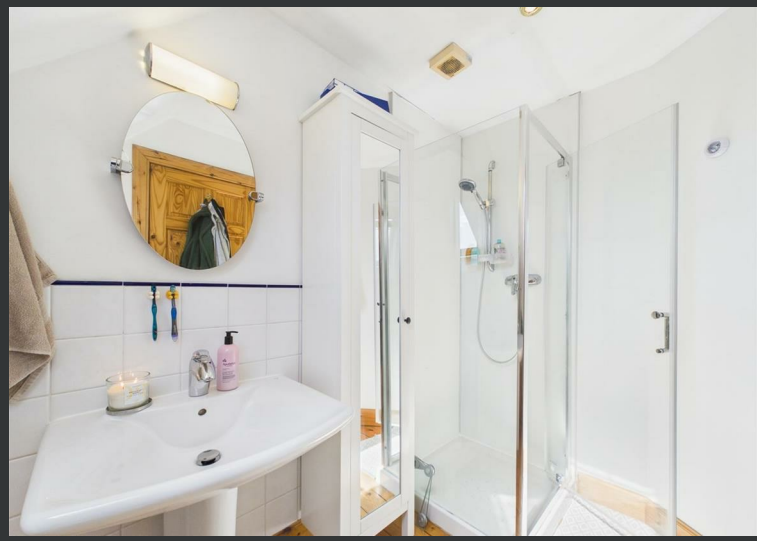
The ground floor offers a warm and welcoming layout, featuring a spacious living room with a wood-burning stove, creating a cosy focal point. The adjoining dining area is ideal for entertaining, with French doors opening onto the private courtyard, allowing for seamless indoor-outdoor living. A well-appointed kitchen provides ample storage and workspace, complemented by a separate utility room and convenient WC. Upstairs, the property offers three comfortable bedrooms, including a principal bedroom with the added benefit of an en suite shower room. The remaining bedrooms are served by a modern family bathroom, ensuring flexibility for family living or guests. Externally, the property enjoys a low-maintenance courtyard garden, perfect for relaxing or entertaining, along with useful outbuildings for storage. With its attractive stone exterior, tasteful interiors, and central yet peaceful location, The Workshop presents a unique opportunity to acquire a distinctive home suited to a range of buyers.









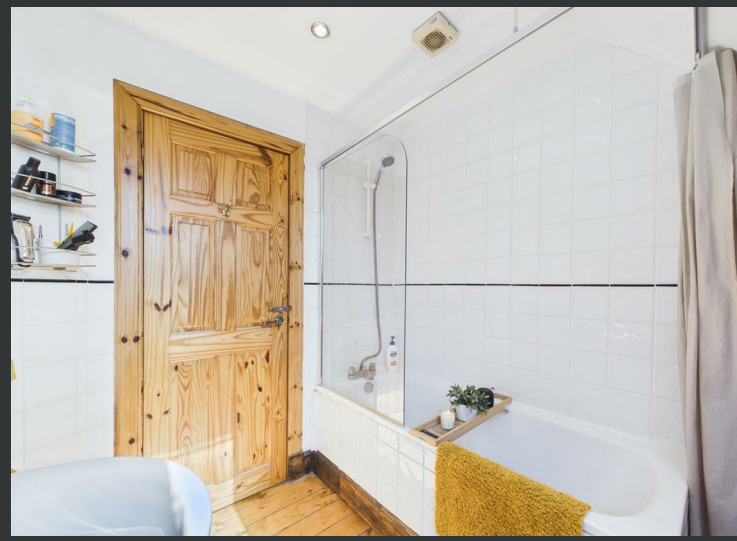
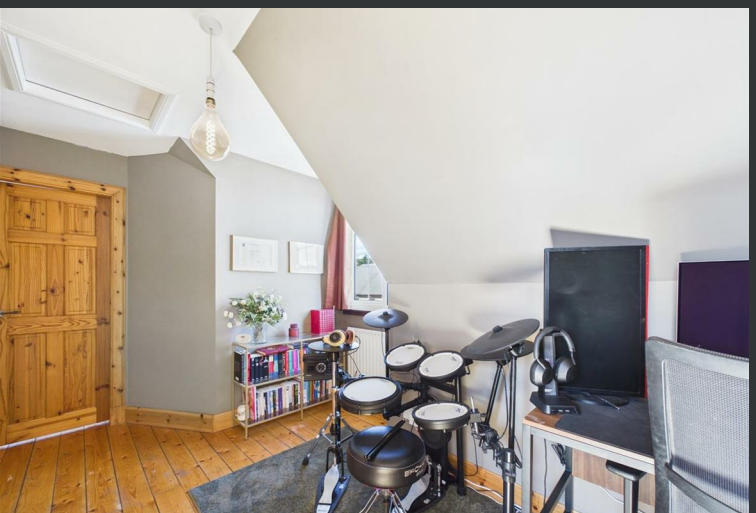




Location

Alyth is a picturesque and welcoming town in Perthshire, known for its strong sense of community and scenic surroundings. The town offers a range of local amenities including shops, cafés, and primary schooling, while nearby Blairgowrie provides further services and supermarkets. Surrounded by beautiful countryside, Alyth is ideal for outdoor enthusiasts, with excellent walking, cycling, and golfing opportunities, including the renowned Alyth Golf Club. The area also offers easy access to larger cities such as Perth and Dundee, making it a convenient base for commuters. Combining rural charm with accessibility, Alyth is a highly desirable place to call home.









Approximate total area(1)

1326 ft²

123.1 m²

Reduced headroom

62 ft²

5.8 m²

(1) Excluding balconies and terraces

Reduced headroom ..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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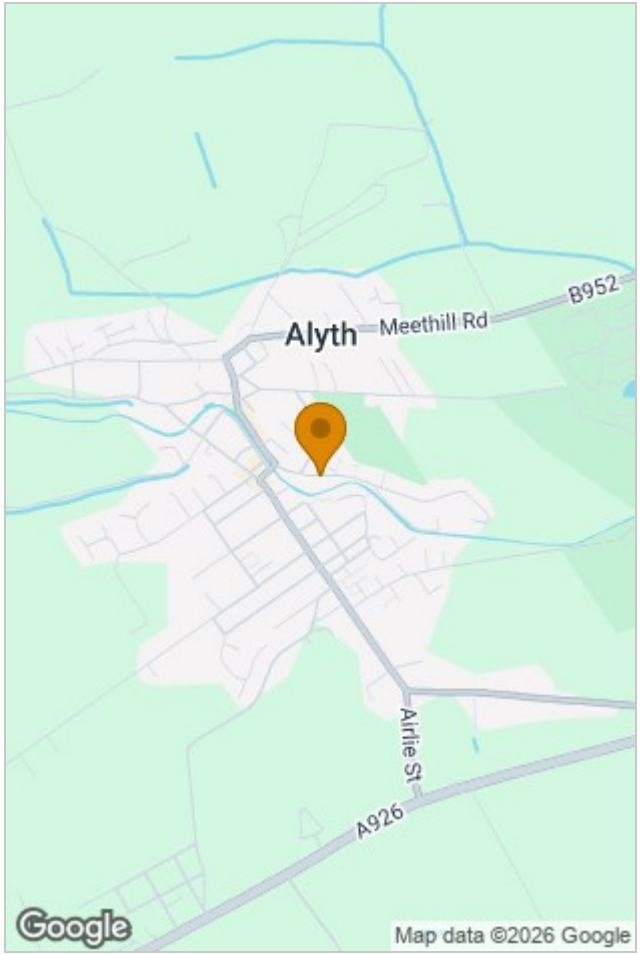

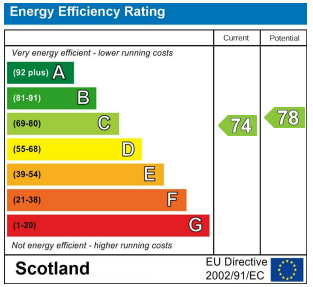

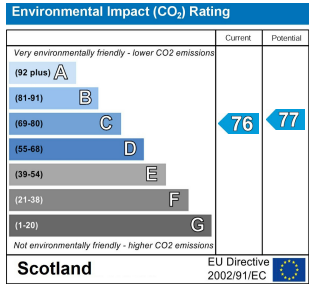

Viewing

Please contact our Perth Office on 01738 260 035
if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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