

12 Cambridge Street, Alyth, Blairgowrie, PH11 8AW





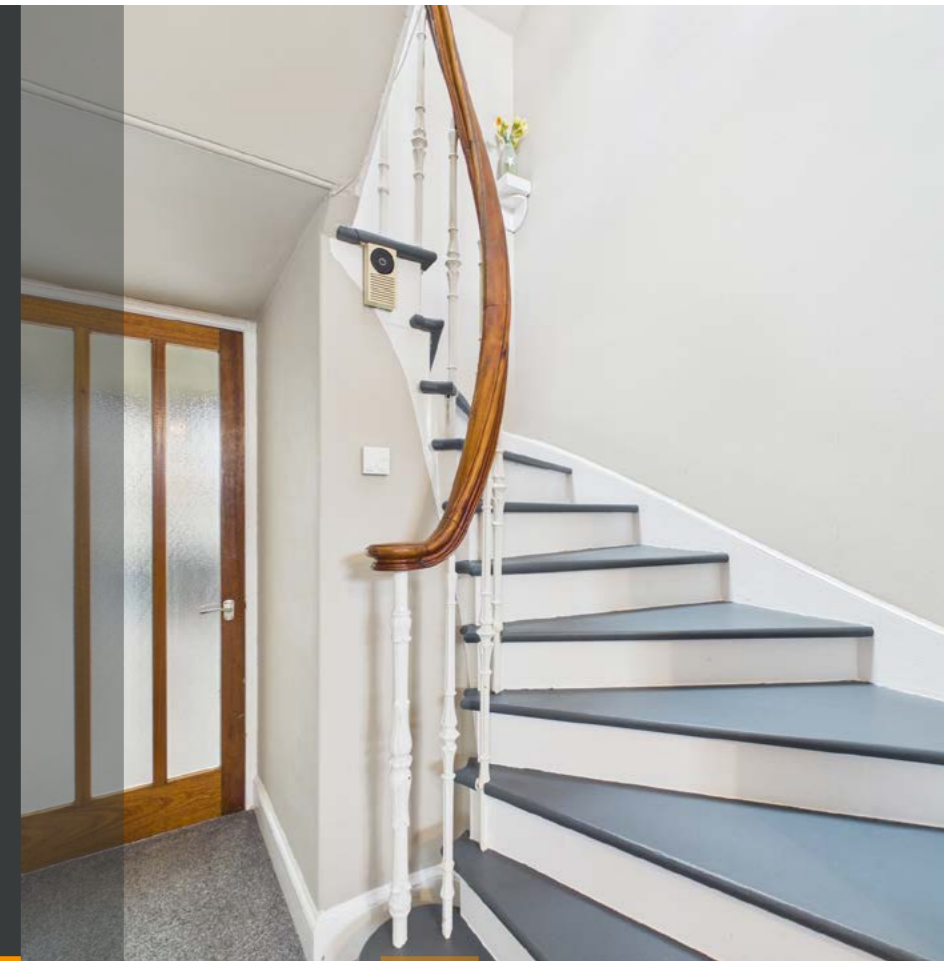
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- Impressive open-plan kitchen/living/dining area
- Stylish kitchen with central island
- Skylights and excellent natural light
- Separate cosy living room with fireplace
- Four well-proportioned bedrooms

- Two upstairs en suite shower rooms
- Ground floor bedroom and bathroom
- Modern fixtures and finishes throughout
- Useful utility room
- Generous enclosed rear garden

This beautifully presented detached home offers an exceptional blend of traditional charm and contemporary living, set within the sought-after town of Alyth.

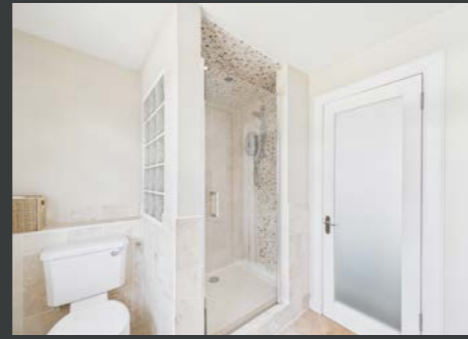
The standout feature is the impressive open-plan kitchen, dining, and living area, flooded with natural light from multiple skylights and large sliding doors leading to the garden. This stunning space is ideal for modern family living and entertaining, complemented by a stylish fitted kitchen with central island and high-quality finishes throughout. A separate, cosy living room with feature fireplace provides a more intimate space to relax. The ground floor also benefits from a spacious bedroom, a contemporary family bathroom, and a practical utility room. Upstairs, there are three well-proportioned bedrooms, two of which enjoy the added luxury of en suite shower rooms, offering comfort and privacy. A further bedroom provides flexible accommodation for family, guests, or home working. Externally, the property boasts a generous rear garden, mainly laid with artificial lawn, ideal for outdoor living. The attractive stone-built exterior enhances the home's kerb appeal. Finished to a high standard throughout, this is a superb home combining character, space, and modern convenience.





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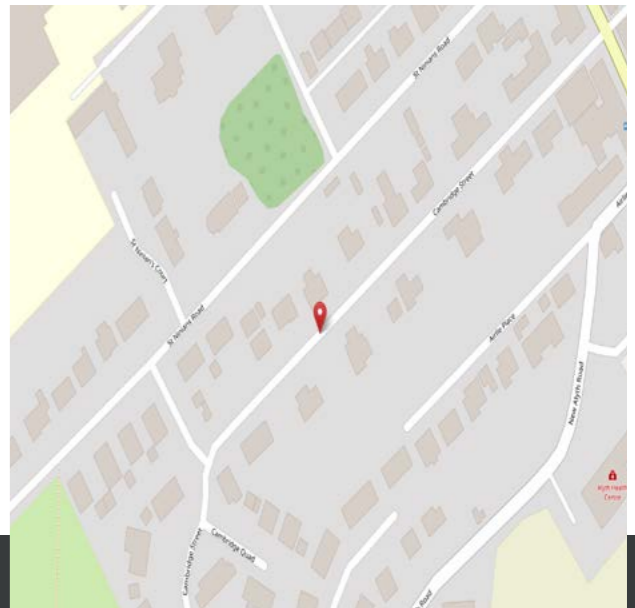


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LOCATION

Alyth is a charming and historic town in Perthshire, known for its strong sense of community and picturesque surroundings. The town offers a range of local amenities including shops, cafes, primary schooling, and leisure facilities, as well as the popular Alyth Golf Club. Surrounded by beautiful countryside, it is ideal for those who enjoy outdoor pursuits such as walking, cycling, and golfing. Blairgowrie is just a short drive away, providing a wider selection of shops and services, while Perth and Dundee are both easily accessible for commuting. Alyth combines rural charm with convenient access to larger towns and cities.





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All Measurements are Approximate Measurements are approximate. Not to Scale. For Illustrative purposes only.



Ground floor



Floor 1



Approximate total area⁽¹⁾
 1975 ft²
 183.5 m²

Reduced headroom
 19 ft²
 1.8 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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