



3 Beech Court, Blairgowrie, PH11 8ER
Offers over £137,500

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3 Beech Court Blairgowrie, PH11 8ER

- Well-presented three-bedroom home
- Bright and spacious living room
- Modern fitted dining kitchen
- Contemporary family bathroom
- Private entrance area and outdoor storage
- Quiet residential cul-de-sac location
- Patio doors leading to rear garden
- Three well-proportioned bedrooms
- Enclosed rear garden mainly laid to lawn
- Ideal for first-time buyers or families

Located within a quiet residential cul-de-sac in the charming town of Alyth, 3 Beech Court is a well-presented three-bedroom home offering bright and comfortable accommodation ideally suited to families, first-time buyers or those seeking a peaceful setting within easy reach of local amenities.

The ground floor features a welcoming hallway leading to a spacious living room, beautifully presented and filled with natural light from large windows and patio doors that open directly onto the rear garden. This generous space provides an excellent setting for relaxing or entertaining. The kitchen is well laid out with a range of fitted units, integrated appliances and ample space for a dining table, creating a practical and sociable area for everyday living. Upstairs, the property offers three well-proportioned bedrooms, including a generous principal bedroom and two further rooms that could equally serve as children's bedrooms, guest accommodation or a home office. A modern family bathroom completes the upper level. Externally, the property benefits from a fully enclosed rear garden mainly laid to lawn, providing an ideal outdoor space for families, pets or summer entertaining. To the front there is a private entrance area and useful external storage. This attractive home combines comfortable living space with a peaceful location, making it a fantastic opportunity within the popular Perthshire town of Alyth.

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Location

Alyth is a charming and historic town situated in the heart of Perthshire, offering a peaceful lifestyle surrounded by beautiful countryside. The town provides a range of local amenities including shops, cafés, restaurants, primary schooling and leisure facilities. Outdoor enthusiasts will appreciate the nearby walking routes, golf courses and access to the stunning Perthshire countryside. The nearby town of Blairgowrie offers a wider selection of supermarkets, services and secondary schooling, while Perth and Dundee are both within comfortable driving distance for commuting. Alyth combines the benefits of small-town living with excellent access to larger towns and transport links throughout the region.







Ground floor



Floor 1



Approximate total area⁽¹⁾

870 ft²
80.8 m²

Reduced headroom

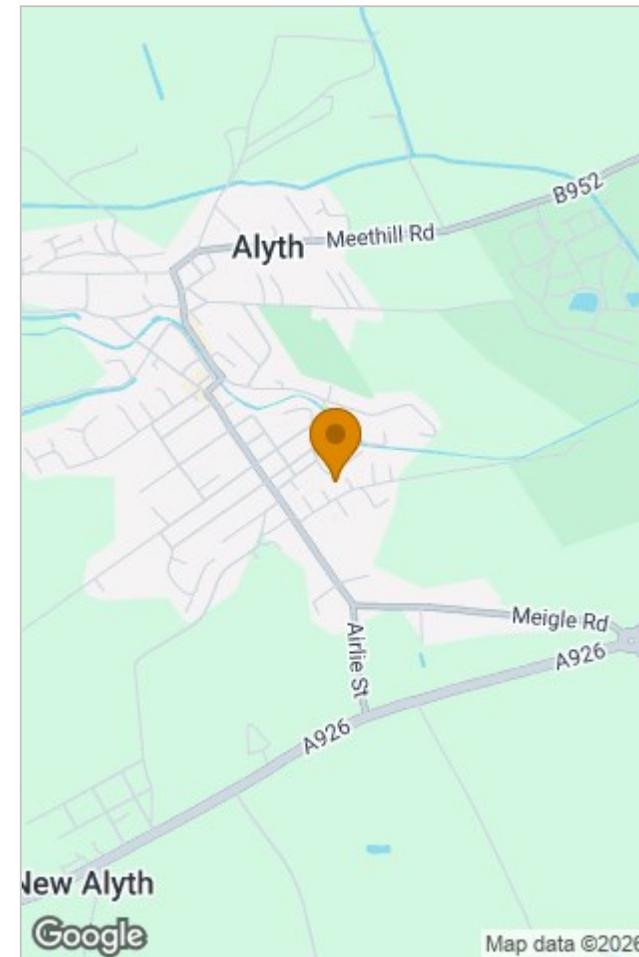
18 ft²
1.7 m²

(1) Excluding balconies and terraces.

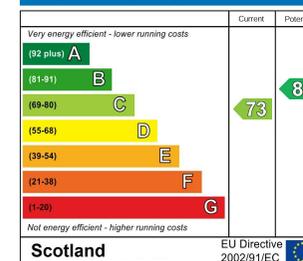
Reduced headroom
..... Below 5 ft/1.5 m

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

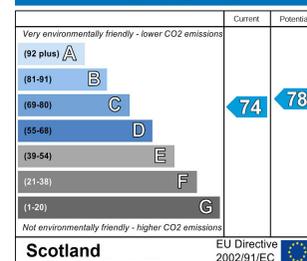
GIRAFFE360



Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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.

