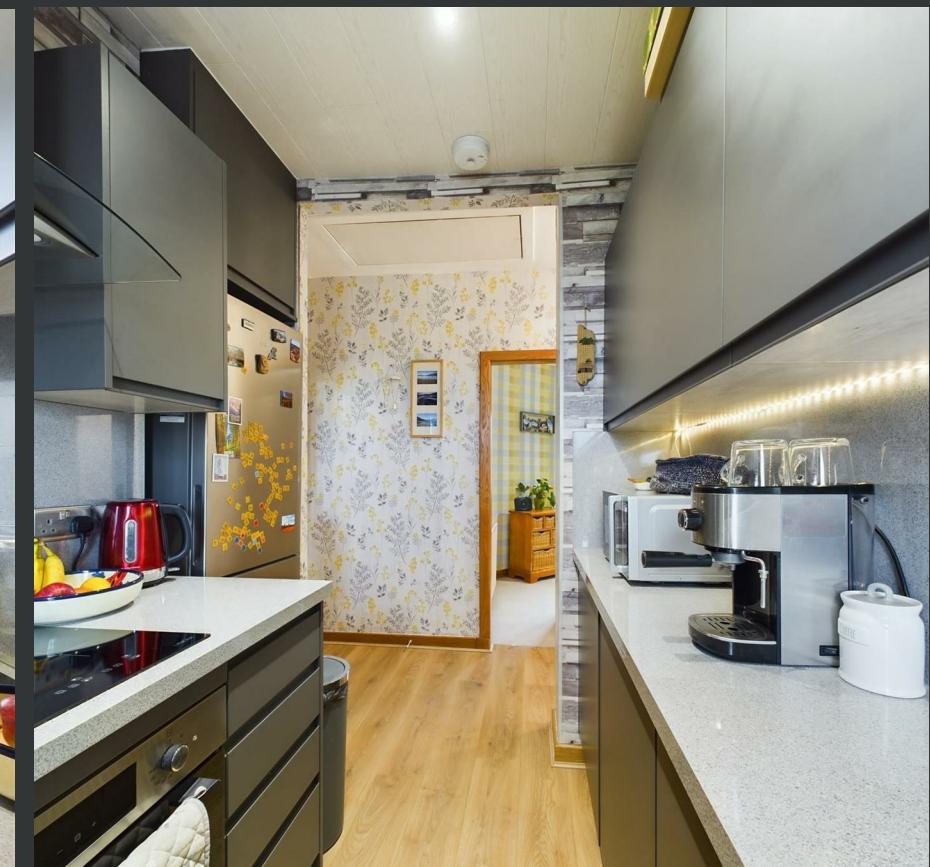




12 Glebe Crescent, Alyth, PH11 8DJ

Offers over £102,500

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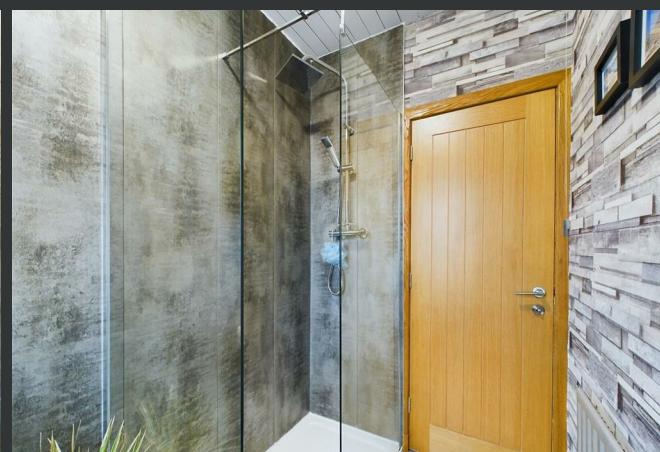
12 Glebe Crescent Alyth, PH11 8DJ

Offers over £102,500

- Attractive first floor flat
- Living room with wood-burning stove
- Stylish shower room
- Double glazing
- Lovely country views
- 2 double bedrooms
- Modern kitchen
- Gas central heating
- Generous back & front gardens
- Presented in excellent condition

This highly attractive 2 bedroom flat is positioned on the first floor and is presented in excellent condition. Boasting spacious accommodation throughout and benefitting from its own generous gardens to the front and rear, this eye-catching home enjoys a convenient location within the town and within easy reach of the various local amenities. It also features gas central heating, double glazing, a wood-burning stove in the living room and some lovely country views.

The accommodation consists of a central hallway, a generous living room, modern kitchen, stylish shower room and two double bedrooms. To the front of the property there is a large area of lawn enclosed by fencing and with some decorative trees. The equally generous garden to the rear features an area of lawn, greenhouse, timber shed and a lovely area of decking with summerhouse and secluded space for seating.



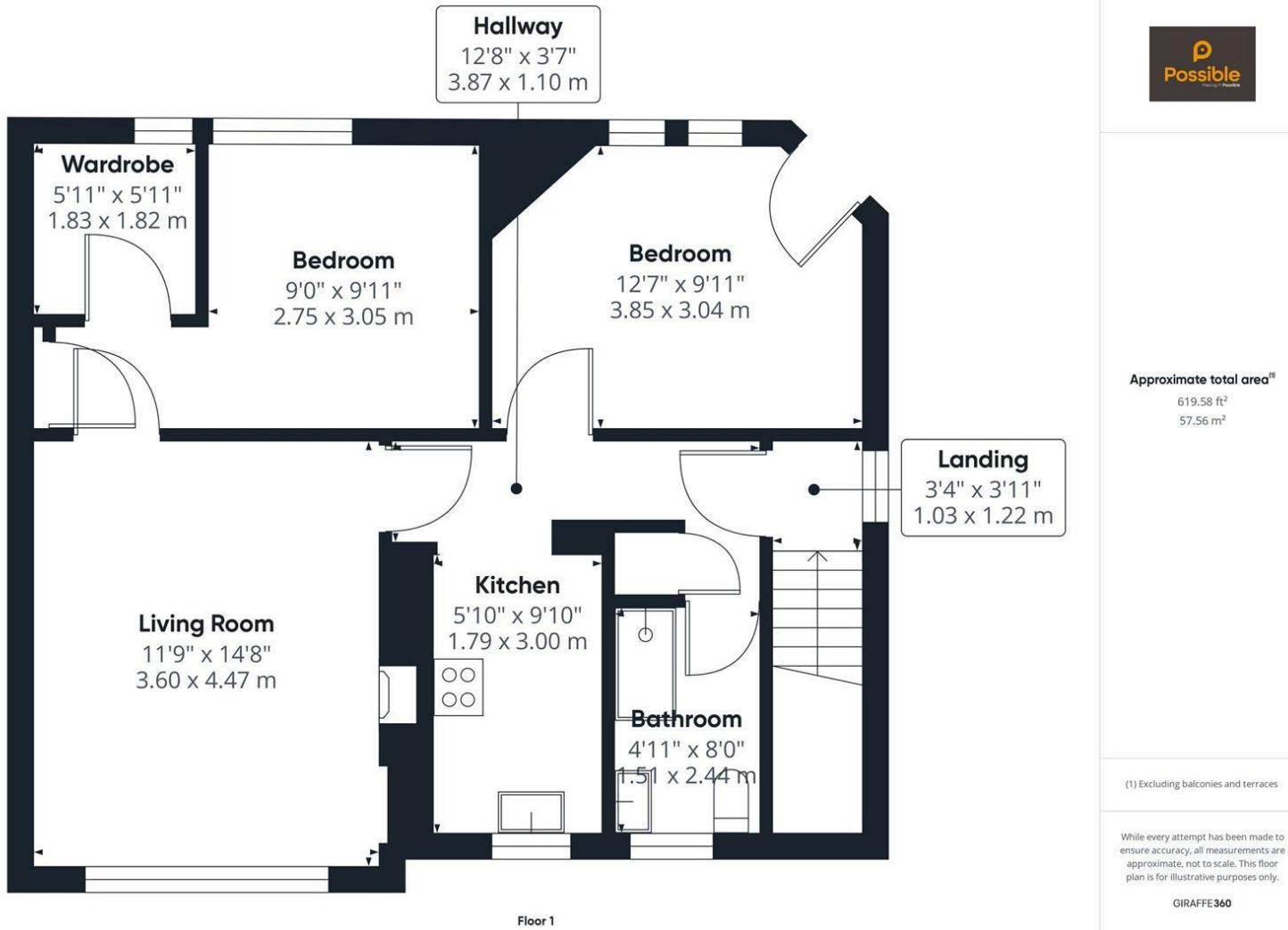


Location

Alyth is a vibrant active community (Scouts, Guides, Development Trust, Coffee Mornings, Art groups etc) with a good selection of amenities including two supermarkets, a convenience store, cafés, a library, dental practice, health centre, butchers, pubs, playing fields and allotments. Alyth Primary School, renovated in 2018, was shortlisted for architectural awards. Local High Schools in Blairgowrie, Kirriemuir and Dundee are all serviced by school buses from Alyth.







Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
		Current	Potential	Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A				(92 plus) A	
(81-91) B		76	79	(81-91) B	76
(69-80) C				(69-80) C	81
(55-68) D				(55-68) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions			
		EU Directive 2002/91/EC		EU Directive 2002/91/EC	
Scotland		Scotland		Scotland	

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.