



3a Losset Road, Alyth, PH11 8BT
Offers over £145,000

 2  1  1  D



3a Losset Road Alyth, PH11 8BT

- Two spacious double bedrooms
- Characterful dining kitchen
- Private garage for parking
- Located close to amenities
- Double glazing
- Cosy living room with fireplace
- Upstairs bathroom and WC
- Traditional features
- Gas central heating
- Easy access to travel links

Welcome to 3a Losset Road, a charming and characterful two-bedroom home nestled in the heart of Alyth. This delightful property seamlessly blends traditional features with modern comforts, offering a warm and inviting living space. The spacious living room is a cosy retreat, complete with a feature fireplace, perfect for relaxing on chilly evenings. The well-appointed kitchen/dining area provides a sociable space, featuring rustic wooden cabinetry and ample worktop space.

Upstairs, two generously sized double bedrooms with dormer windows offer plenty of natural light and storage. A stylish bathroom and additional WC complete the upper level. Outside, the property benefits from a private garage, ideal for storage or parking. Situated in the picturesque town of Alyth, this home is within walking distance of local amenities, including shops, cafes, and scenic walking routes. With easy access to Blairgowrie and Dundee, this property is ideal for first-time buyers, downsizers, or those looking for a countryside retreat.

Offers over £145,000





Location

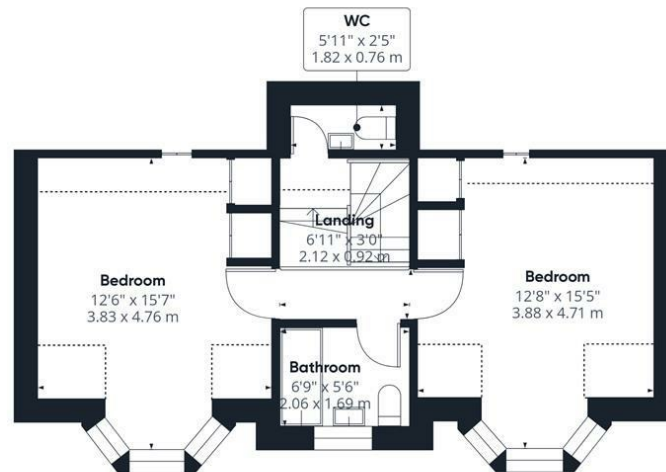
Alyth is a charming and historic town in Perthshire, known for its welcoming community, scenic beauty, and rich heritage. Surrounded by rolling countryside, it offers excellent opportunities for walking, cycling, and exploring nature. The town features a range of local amenities, including independent shops, cosy cafes, and traditional pubs. Alyth is home to historic landmarks such as the 15th-century Packhorse Bridge and Alyth Parish Church. With easy access to Blairgowrie and Dundee, it provides a peaceful yet well-connected lifestyle. Ideal for those seeking a slower pace of life, Alyth combines rural charm with modern conveniences, making it a sought-after location.







Ground floor



Floor 1



Approximate total area⁽¹⁾

1098.59 ft²
102.06 m²

Reduced headroom

87.93 ft²
8.17 m²

(1) Excluding balconies and terraces

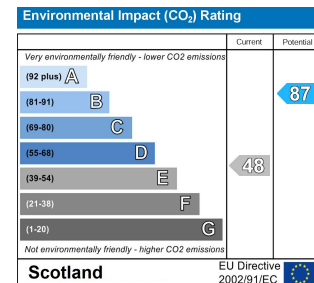
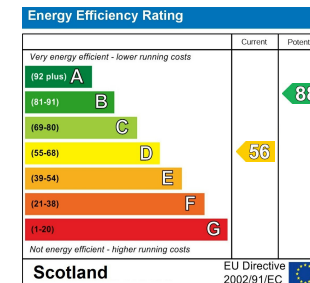
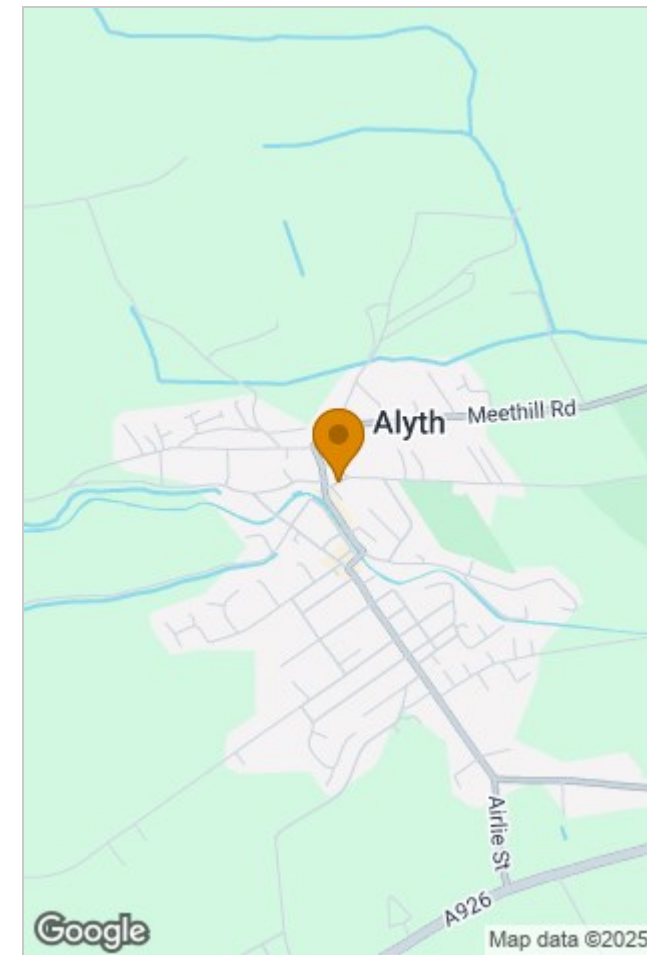
Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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.