



# Generous detached bungalow

*Enjoying a quiet setting in the small town of Alyth, this well-proportioned detached bungalow offers all the ease and convenience of single-storey living, with five bedrooms, two reception rooms, a modern kitchen, and three bathrooms, plus front and rear gardens, a private driveway, and a detached garage.*

Alyth is a thriving town with fantastic everyday amenities, and, owing to its location nestled in the countryside, offers no shortage of scenic outdoor space to explore, as well as excellent transport links connecting across the county and further afield.

## Features

- Quiet small-town setting
- Generous detached bungalow
- Spacious and flexible accommodation
- Entrance hall with storage
- Large living room
- Formal dining room
- Attractive breakfasting kitchen
- Four double bedrooms with storage (one with garden access)
- One single bedroom/home study
- Two en-suite shower rooms
- Four-piece family bathroom
- Useful utility room
- Front and rear gardens
- Private driveway
- Large detached single garage
- GCH and DG
- EPC Rating - C







## Attractive breakfasting kitchen

*The front door opens into a hall (with built-in storage) flowing round to the kitchen. Both attractive and functional, the sunny, dual-aspect kitchen is well-equipped with a range of cream-coloured cabinets and spacious wood-inspired worktops, framed by splashback tiling and incorporating a breakfasting peninsula.*

A Range-style cooker is paired with a fitted hood, and an undercounter dishwasher is also included. The kitchen is reached via an unusually large and very useful open utility area featuring built-in storage, a Belfast sink, an external entrance, and a freestanding washing machine with space for further goods. Also conveniently connected to the kitchen is a dining room enjoying a wealth of natural light through two large southerly-facing windows which also frame leafy garden views. From here, sliding doors open into a living room, where generous proportions allow for various configurations of furniture, and French doors afford access to a paved terrace – perfect for alfresco dining and entertaining during the warmer months! The living room also features an attractive, monochrome fireplace around which furniture can be arranged.





## Bedrooms & bathrooms

*Returning through the hall, you reach five well-proportioned bedrooms, four doubles (one with garden access) and a single room.*



The double rooms are all accompanied by built-in storage, and the particularly spacious principal and second largest bedrooms feature en-suite shower rooms with shower enclosures and WC-suites. The bedrooms offer versatility and options for use, with potential for the smaller rooms to be used as extra reception rooms or as a home office for those who study or work from home. Finally, an airy, four-piece family bathroom completes the accommodation on offer, comprising a large shower enclosure, a bath with a shower attachment, a pedestal basin, and a WC. Gas central heating and double glazing ensure year-round comfort and efficiency.

Externally, in addition to the paved terrace, the bungalow is accompanied by a neatly lawned front garden with leafy shrubbery, as well as a rear garden with a lawn and a generous gravelled area that doubles up as a driveway. A large detached single garage provides additional private parking.

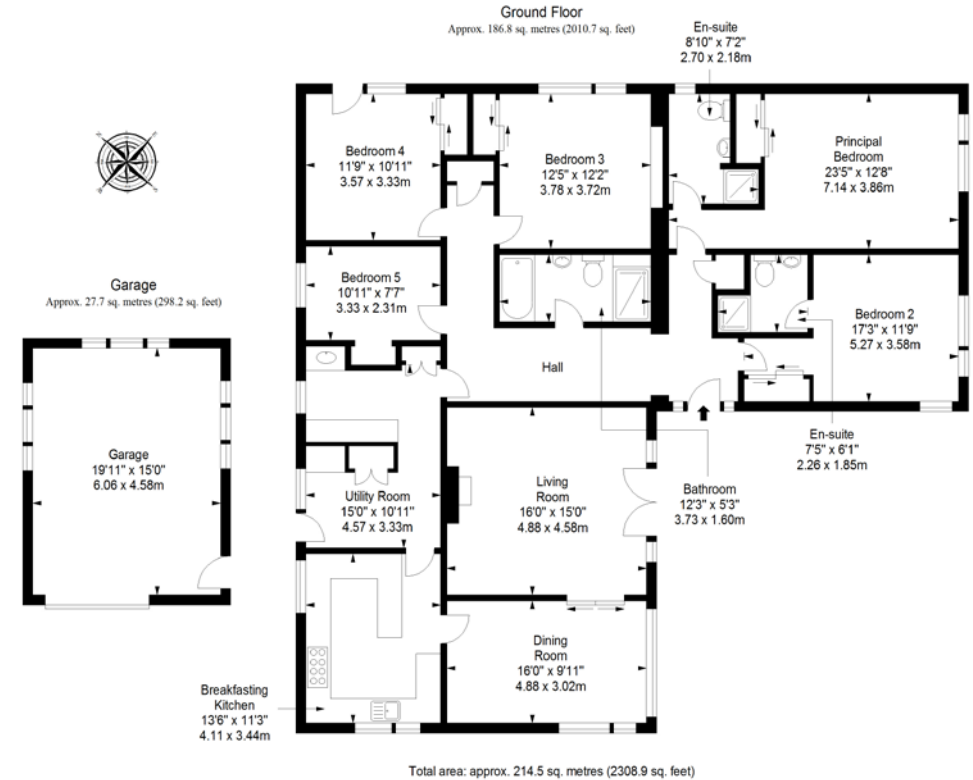
Extras: All fitted floor and window coverings, light fittings and freestanding appliances are included in the sale.





## Alyth

Nestled under the Hill of Alyth, just over six miles northeast of Blairgowrie and less than 40 minutes' commute from both Perth and Dundee, is the charming town of Alyth. Intersected by a tranquil burn, the town hosts excellent local amenities, including supermarkets, independent retailers, a bakery, a post office, a health centre and a primary school, as well as cafés, pubs and takeaways. Surrounded by picturesque countryside, Alyth is a perfect location from which to enjoy outdoor pursuits, with recreational destinations including Alyth Den, Community Woodland and Bike Park, a bowling and tennis club, two local golf courses, and Diamond Jubilee park. Indoor leisure facilities can be found in the nearby town of Blairgowrie, which also provides further handy shopping amenities, including high street stores and major supermarkets, and education at secondary level. Alyth has its own museum which tells the story of the history of the village and the community benefits from a number of groups and classes for all ages. Alyth benefits from good road and bus links, making it ideal for commuting professionals seeking a relaxed country town lifestyle.



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