

Property for Sale



Estate agency division of Jack Brown & Company Solicitors



6 Elizabeth Street, Alyth, PH11 8FN

- **Detached NEW BUILD Villa**
- **Vestibule & Reception Hallway**
- **Cloaks/WC**
- **Lounge & Family Room**
- **Kitchen & Utility**
- **Bathroom**
- **4 Bedrooms & En Suite**
- **Gas Central Heating , Double Glazing, Solar Panels, EPC B**
- **Gardens & Driveway**
- **Integral Garage with Electric Door**

FIXED PRICE £335,000

The Glenlyon is traditional style four bedroom family home. A stylish but comfortable villa that benefits from both its spacious design and practicality at Guild Homes (Tayside) Ltd. latest quality development at Pitnacree Park Alyth.

Extending to approx. 153sqm (excluding garage), this family villa offers spacious well proportioned accommodation over two floors and will be finished to the usual high standard of Guild Homes. Guild Homes (Tayside) Limited are a well established, NHBC registered house builder and property developer with an excellent reputation for quality and customer satisfaction within the luxury house building sector in the North East of Scotland.

- Dundee 18 miles
- Perth 22 miles
- Blairgowrie 6.5 miles
- Forfar 17 miles
- Kirriemuir 10 miles

The historic market town of Alyth is situated in picturesque rural Perthshire and within easy commuting distance of Dundee (including Ninewells Hospital), Perth, Forfar, Blairgowrie and Kirriemuir. Alyth offers a good cross section of amenities including Primary School, medical centre, solicitors, pharmacy, dental surgery, bowling club, small supermarket, independent retailers, public houses, Alyth Museum, and the super Lands of Loyal Hotel and the highly recommended Alyth Traditional Fish Bar. Nearby Blairgowrie, Kirriemuir and Forfar offer a further range of amenities including secondary schooling. The cities of Dundee and Perth provide all amenities you would expect in a large city including Dundee Airport and main line train stations.

Steeped in history and dating back to the 11th century, this charming village retained much of its original architecture including the Packhorse Bridge which connects both sides of the town across the Alyth Burn, and ecclesiastical landmarks dating back from the 11 century through to Pictish standing stone and remnants of its industrial heritage of textile mills.

An ideal base for outdoor enthusiasts with three fine Golf Courses at Strathmore Golf Centre, Alyth Golf Club and Glen Isla, fishing, shooting on many of the local estates, Alyth Den, The Cateran Trail and hillwalking in the Angus Glens, Cairngorm National Park and skiing at Glenshee.

But don't just take our word for it- we asked some local residents what they love about Alyth – lots of clubs, Musical Society, Alyth Hill, Cycle Routes, Den of Alyth, Summer and Winter Markets, Cycle Tracks, Christmas Lights and most of all the massive community spirit.



Note: Whilst we make every effort to ensure our property particulars are accurate, no guarantees are given and potential purchasers should satisfy themselves with regard to the information provided.

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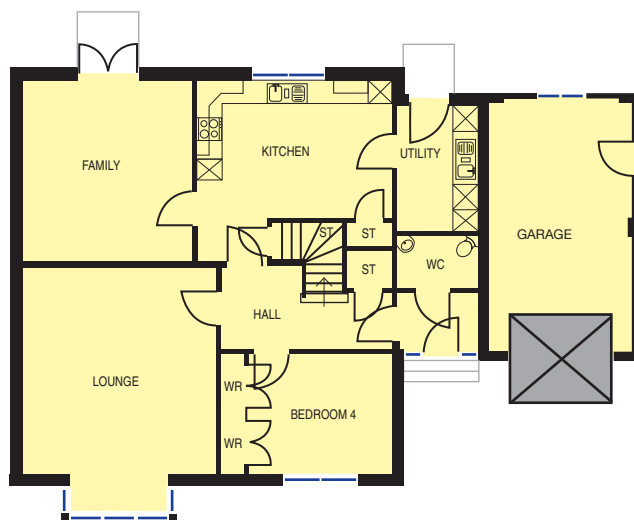
Glenlyon

A traditional style four bedroom family home



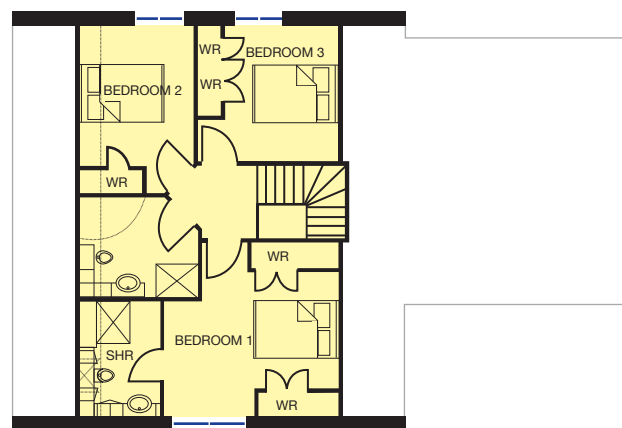
A stylish but comfortable four bedroom villa that benefits from both its spacious design and practicality.

floor area 153m²
(excluding garage)



Ground floor plan

| | |
|-------------|-------------|
| Lounge | 5000 x 4700 |
| Kitchen | 4700 x 3310 |
| Utility | 3010 x 1950 |
| Family Room | 4360 x 4100 |
| Bedroom 4 | 3460 x 2900 |
| Garage | 5970 x 3450 |



First floor plan

| | |
|-----------|-------------|
| Bedroom 1 | 4190 x 2800 |
| En-Suite | 2790 x 1925 |
| Bedroom 2 | 3420 x 2730 |
| Bedroom 3 | 3310 x 2730 |
| Bathroom | 2830 x 2400 |