



**Premier
Properties**
Perth



19 Cairnleith Street, Blairgowrie, PH11 8BD Offers Over £155,000



Set in a desirable location, this immaculately presented home offers two inviting reception rooms, perfect for relaxation and entertaining. The cosy atmosphere is enhanced by the traditional features that are often found in such properties, making it an ideal retreat for those seeking a peaceful lifestyle.

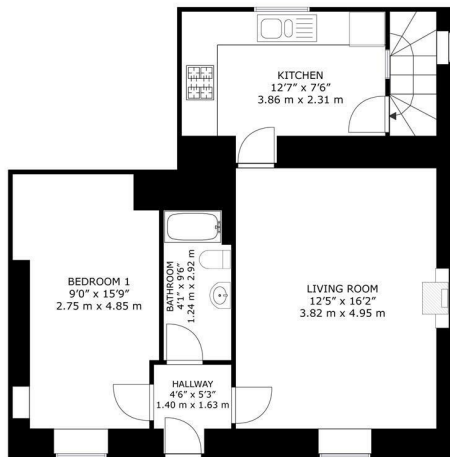
The ground floor offers a well-proportioned bedroom with WC, providing a restful sanctuary for both family members and guests. The garden room, providing outdoor access can also be found on this level.

The layout of the home is thoughtfully designed, allowing for a seamless flow between the living spaces. The stairs lead to the first-floor where you will find the lounge, with log burning stove - creating a cosy atmosphere for winter evenings. There is also a modern dining kitchen offering ample storage space. The main bedroom with built-in storage and family bathroom complete the home.

Surrounded by the picturesque landscapes of the Scottish countryside, this property is perfect for nature lovers and those who appreciate the tranquillity of rural living. The local area offers a range of amenities, including shops, cafes, and recreational facilities, ensuring that all your daily needs are met within easy reach.

Primary education is offered at Alyth Primary School and secondary educational needs provided at nearby Blairgowrie High School. Alyth Golf Course is just a short drive away.

- Two Bedrooms
- Garden Room
- Log Burning Stove
- Private Garden
- Close To Local Amenities
- Two Cosy Reception Rooms
- Gas Central Heating
- Viewing Highly Recommended

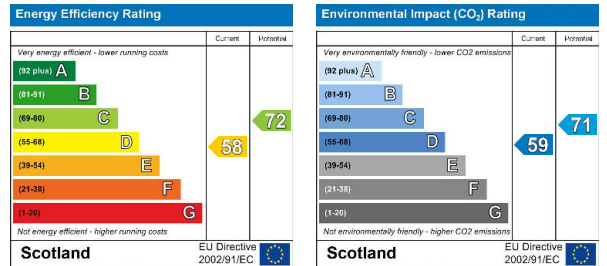


GROUND FLOOR

19 Cairnleith Street, Alyth, Blairgowrie, PH11 8BD

GROUND FLOOR : 215 sq. ft, 20.0 m², FIRST FLOOR : 588 sq. ft, 54.6 m²
TOTAL: 803 sq. ft, 74.6 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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