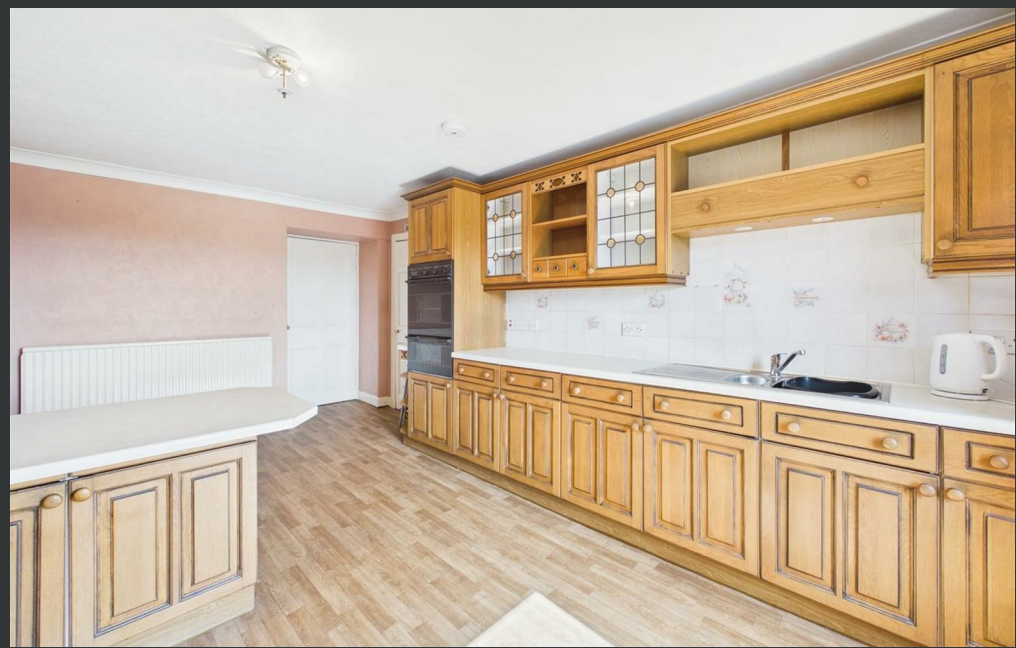
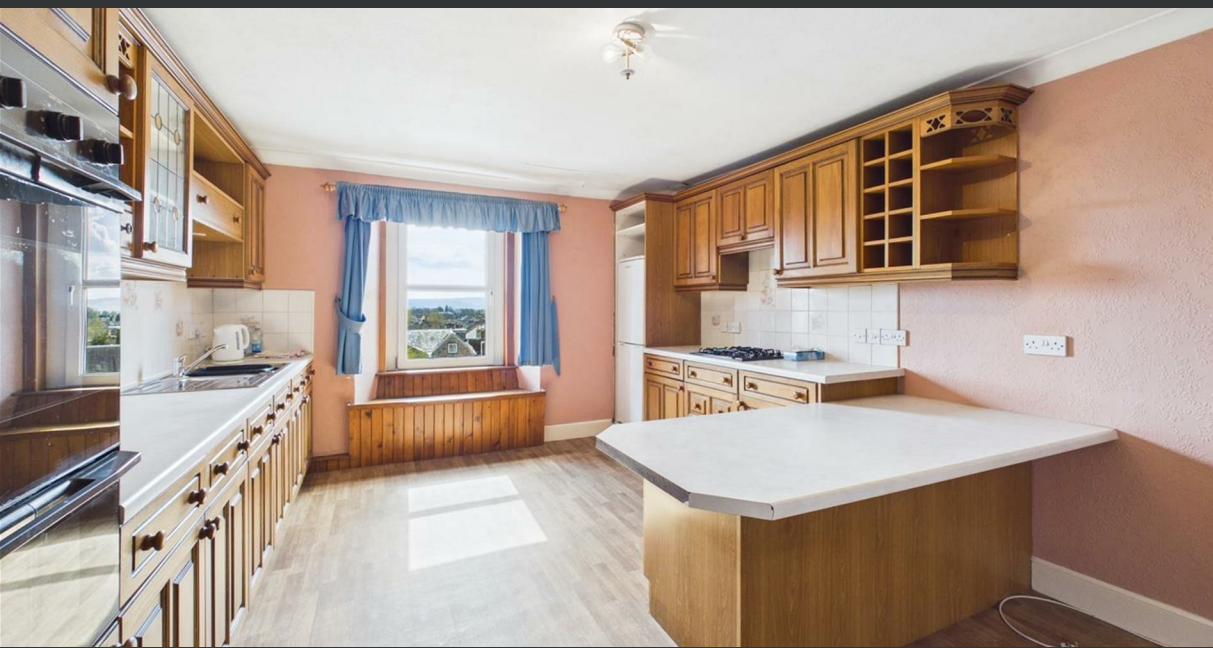




3 Hill Street, Alyth, PH11 8DD  
Offers over £145,000

 4  1  2  D



## 3 Hill Street Alyth, PH11 8DD

- Traditional stone-built maisonette
- Large living room with bay window
- Generous kitchen and dining area
- Flexible family accommodation over two floors
- Useful storage areas throughout
- Four spacious bedrooms
- Separate sitting room with fireplace
- Utility room and ground floor bathroom
- Enclosed garden with greenhouse
- Central Alyth location close to amenities

Situated within the heart of Alyth, this substantial stone-built maisonette occupies the first and second floor of the building, offering generous accommodation across two levels, combining character, flexible living space, and excellent potential for modernisation. With spacious rooms, period charm, and a large enclosed garden, this impressive home is ideal for growing families or buyers seeking a property with scope to personalise.

The first floor features a welcoming entrance hallway leading to a spacious living room with attractive bay window and fireplace, creating a bright and comfortable main reception area. A separate sitting room provides additional living space, ideal for family use, home working, or entertaining. The large kitchen and dining room offers extensive storage, workspace, and room for informal dining, while a practical utility room, bathroom, rear entrance porch, and useful storage areas add everyday convenience. Upstairs, the property offers four generously proportioned bedrooms, all providing excellent flexibility for family living, guests, or hobbies. A family bathroom serves the upper accommodation, while additional attic storage enhances practicality. Externally, the property benefits from a private enclosed garden with mature planting and greenhouse, offering a peaceful outdoor retreat. Positioned within walking distance of local amenities, this characterful home presents an exciting opportunity in a sought-after Perthshire town.

Offers over £145,000

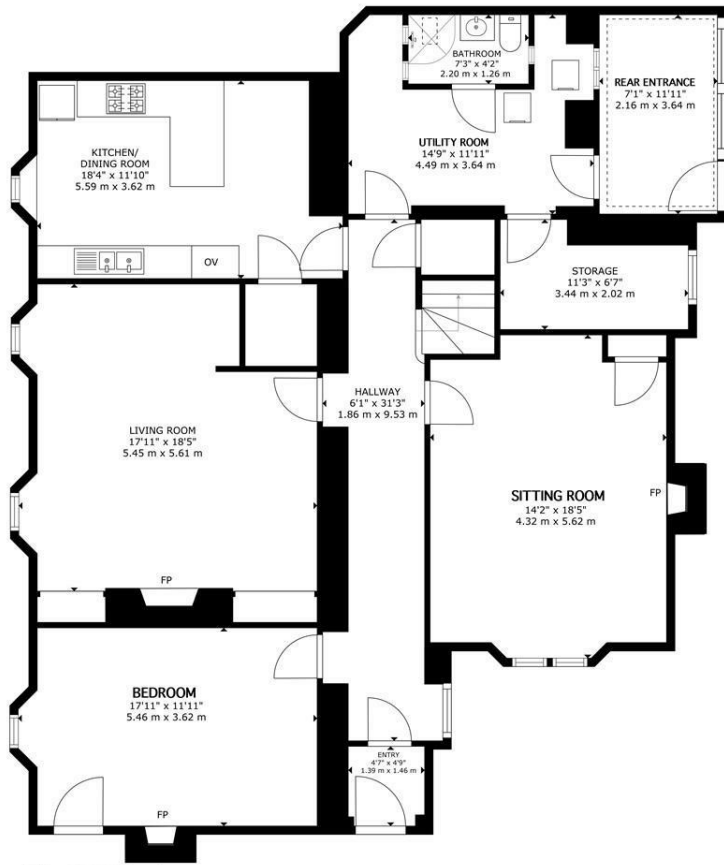




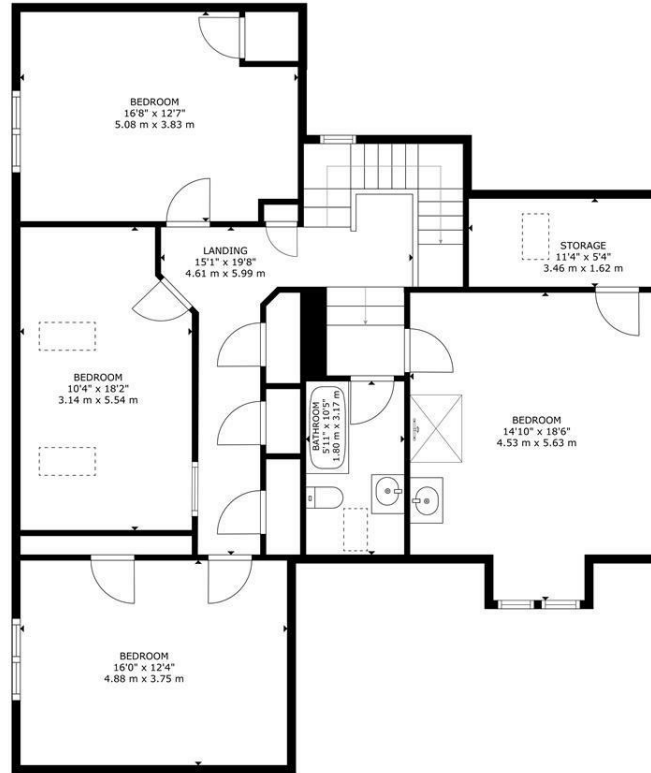
## Location

Hill Street is ideally situated within Alyth, a charming Perthshire town known for its welcoming community and attractive historic character. The town offers a range of everyday amenities including local shops, cafés, restaurants, primary schooling, and healthcare services. Alyth is surrounded by beautiful countryside, making it popular for walking, cycling, and outdoor pursuits, while nearby golf courses and scenic routes enhance its appeal. The town provides convenient access to Blairgowrie, Perth, and Dundee, offering excellent commuter links and wider shopping and leisure facilities. Combining small-town charm with practical convenience, Alyth remains a highly desirable location for families, retirees, and lifestyle buyers.





FLOOR 1



FLOOR 2

FLOOR 1: 1,673 sq. ft, 155 m<sup>2</sup>, FLOOR 2: 1,253 sq. ft, 116 m<sup>2</sup>  
 TOTAL: 2,926 sq. ft, 271 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



### 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.

