



16 Sidlaw Crescent, Alyth, PH11 8BL  
Offers over £320,000

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# 16 Sidlaw Crescent Alyth, PH11 8BL

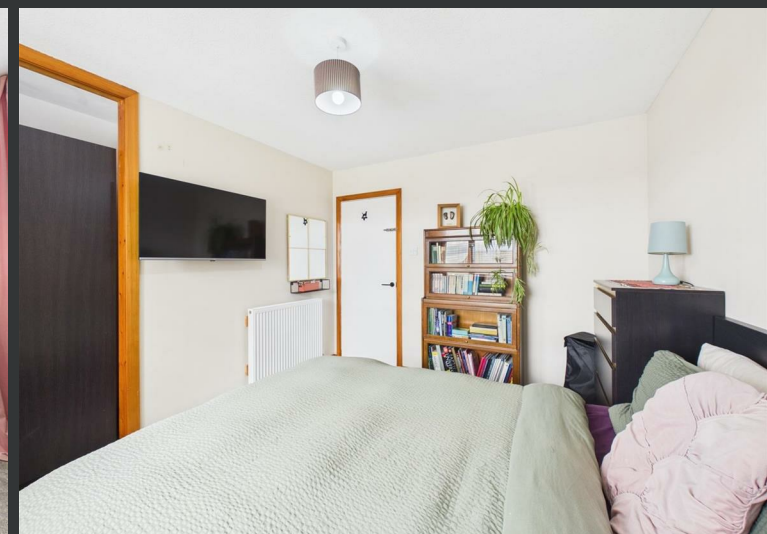
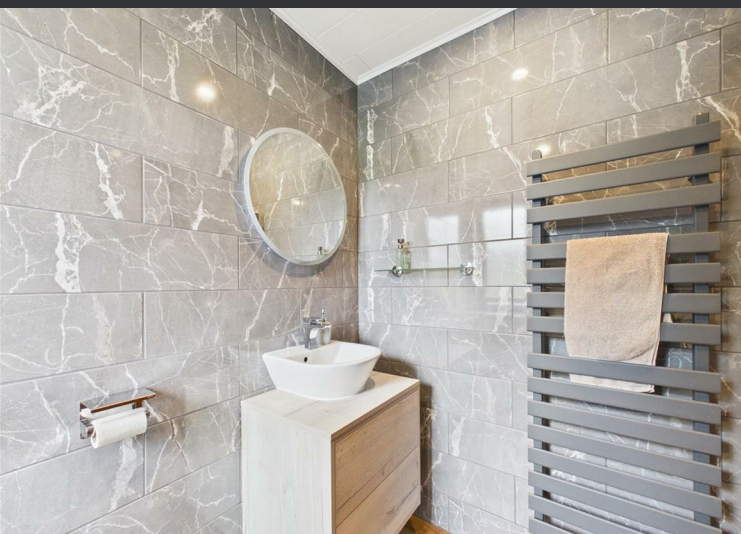
Offers over £320,000

- Spacious detached bungalow
- Bright living room with large window
- Separate utility room
- Solar panels for energy efficiency
- Driveway parking with detached garage
- Five well-proportioned bedrooms
- Modern dining kitchen
- Two contemporary bathrooms
- Attractive front and rear gardens
- Open countryside views to the rear

Situated within a peaceful residential area of Alyth, this spacious and beautifully presented five-bedroom detached bungalow offers generous family accommodation together with attractive gardens and stunning open countryside views to the rear.

The property is entered via a welcoming hallway leading to a bright and comfortable living room featuring a large picture window and excellent natural light. The modern dining kitchen is well equipped with a stylish range of fitted units, integrated appliances, ample workspace, and space for family dining, while enjoying lovely open outlooks across the surrounding countryside. A separate utility room provides additional storage and practicality. There are five well-proportioned bedrooms offering flexible accommodation for families, guests, or home working, together with two contemporary bathrooms finished to a high standard. The property is tastefully decorated throughout and benefits from double glazing, gas central heating, and solar panels enhancing energy efficiency. Externally, the property enjoys attractive front and rear gardens with patio seating areas ideal for outdoor entertaining and relaxation. The rear garden backs onto open fields, creating a peaceful setting with beautiful rural views. A driveway provides convenient off-street parking, whilst the detached garage allows for extra storage, making this an ideal home for a wide range of purchasers.





## Location

Alyth is a charming and highly desirable town in eastern Perthshire, offering an excellent balance of peaceful countryside living and convenient local amenities. The town provides a range of shops, cafés, restaurants, healthcare facilities, and leisure amenities, along with a strong sense of community. Surrounded by beautiful rolling countryside and close to the Angus Glens, Alyth is ideal for outdoor enthusiasts enjoying walking, cycling, golf, and fishing. Excellent road links connect the town to Blairgowrie, Perth, Dundee, and Aberdeen, making it suitable for commuters. Local schooling and recreational facilities further enhance Alyth's appeal for families, retirees, and professionals alike.



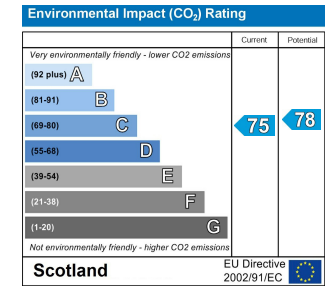
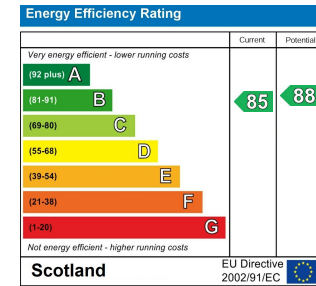
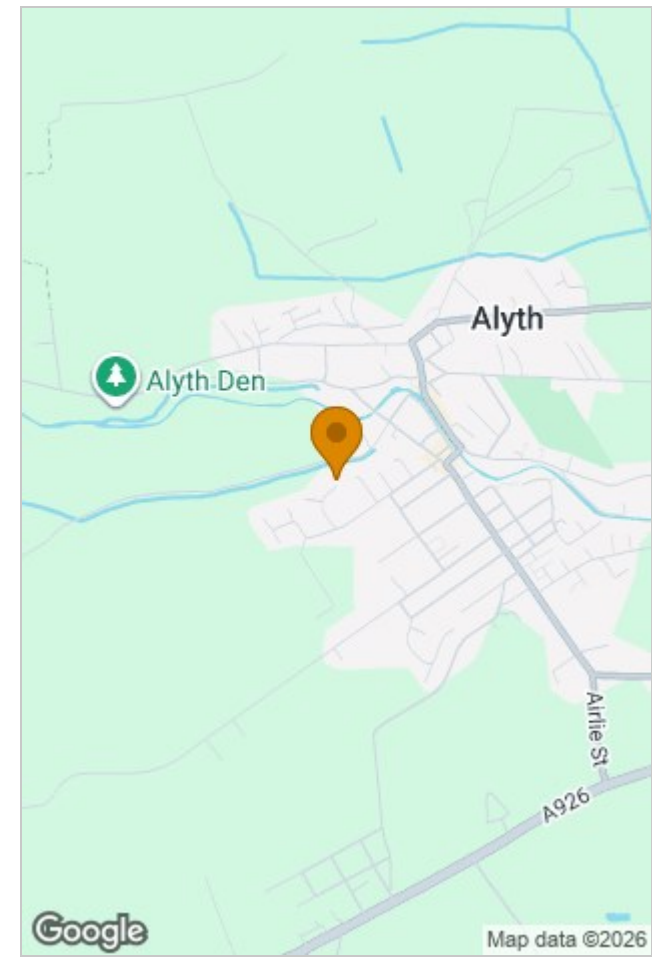


Approximate total area<sup>(1)</sup>  
1328 ft<sup>2</sup>  
123.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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## 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.

