

Blackadders



Nethercraig House, By Alyth,
Blairgowrie, PH11 8HN

Offers Over

£220,000

Detached Villa
Rural Landscape Views
Lounge
Family/Sitting Room
Dining Kitchen

Utility
4 Bedrooms
Shower Room
Driveway, Double Garage
Gardens



Blackadders are delighted to offer this charming traditional detached villa situated within a pleasant rural location and enjoying stunning countryside views. The property is set amongst beautiful mature gardens and offers off street parking for numerous cars via a sweeping wraparound driveway providing dual access and a double detached garage.

The bright accommodation is formed over two levels comprising on the ground floor; glazed entrance porch, main reception hallway with stairs to the first floor, lounge, family/sitting room, dining kitchen, shower-room and utility room with pantry off. The large lounge has a feature open fireplace and enjoys views over the garden. The sitting/family room may be utilised as a formal dining room and has a focal open fireplace. The dining kitchen has a built in cooker, Rayburn (currently disconnected), floor and wall mounted units with complementary work-surfaces. The shower-room suite comprises WC, bidet, shower cubicle and good sized vanity area with storage below. The first floor accommodation has four bedrooms of which three enjoy beautiful elevated rural landscape views. The master bedroom has ample space for a separate seating area or possibly offers potential to create a further bedroom (subject to necessary consents). The property benefits from double glazing to most windows and partial oil central heating.

Externally the house is back ended therefore the rear of the property provides the entrance to the house via a large chipped driveway, accessed via either side of the house and there is parking area next to the double garage. The impressive established front garden has a substantial sculpted lawn bordered by an array of mature plantings, conifers and trees. An attractive sun dial sits pleasantly in the lawn with a seating area fully encapsulating the views. There is a low maintenance chip area to the rear of the garage providing a further charming seating area. To the side is a partially enclosed lawn area ideal for a child's play area.

Local amenities can be found within both Alyth and Blairgowrie which include schools, shops, supermarket and recreational facilities including Glensla Golf Course, The Angus Glens for walking and Glenshee for skiing. Perth (25 miles) and Dundee (21 miles) offer City facilities expected including mainline train stations.

Travel directions

PH11 8HN. A Sat Nav takes one from the B954 from Alyth to Glenisla to a single track road with passing spaces signposted "Nethercraig, Dalbhradden, Easter Craig". Nethercraig House is a bit less than a mile down the road. It is the last (in a row of four) house on the right, directly opposite the only house on the left. The house backs right onto the road, and there are brown wooden gates, a holly hedge and gravelled driveway. The house name is on the wall of the house near the double gates. Cars can come through the gates and there is plenty of parking.

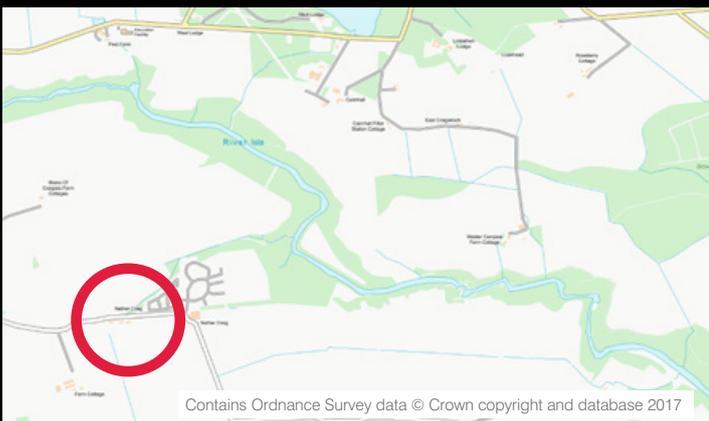
Blackadders recommend an early inspection to fully appreciate the location and accommodation on offer.



ACCOMMODATION (measurements are approx)

Lounge	3.53m x 5.05m	(11'7" x 16'7")
Sitting/Family Room	4.22m x 4.85m	(13'10" x 15'11")
Dining Kitchen	4.24m x 5.16m	(13'11" x 16'11") excluding recess
Bedroom	4.09m x 5.89m	(13'5" x 19'4")
Bedroom	3.28m x 4.34m	(10'9" x 14'3")
Bedroom	2.74m x 3.99m	(9'0" x 13'1") at widest points
Shower Room	2.18m x 2.74m	(7'2" x 9'0") at widest points
Utility Room	2.26m x 3.18m	(7'5" x 10'5")





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