

Simple Approach



**Old Stables Losset Road, Alyth  
Perthshire PH11 8BT**

**Offers over £360,000**



# Old Stables Losset Road, Alyth, Perthshire PH11 8BT

\*\*\* Client looking for Offers Around HR Value) \*\*\*

Simple Approach are delighted to offer to the property market this unique substantial four bedroom home in the sought after location of Alyth. This charming property boasts plentiful space throughout for the family to enjoy. Enter by a spacious hall to an outstanding sitting room with exposed beams and a copper feature fireplace which fills the area with warmth and character.

A sizeable open plan kitchen with velux windows and a range cooker are sympathetic to the traditional appeal of the home. Through the kitchen you will find a utility room with basin, further worktop and cupboards. This area can be accessed by the back door where you will also find a shower room and W.C. as well as a patio door leading to the garden.

A spacious garden room and dedicated breakfast room are also ideal spaces for hosting family and friends. On the ground floor is a further contemporary sunken Lounge with north and east facing windows flooding the room with natural light. Two good sized double bedrooms both with en-suite facilities, benefit from being able to access the garden. From the Sitting Room a distinctive wrought iron and wood staircase leads past the original height stone built feature wall to the upper floor of the property where two further en-suite bedrooms, one with spa bath and balcony are situated. Above this is a further very useful storage area the whole depth of the house, accessed by a fixed narrow staircase.

The mature enclosed garden to the south, along with dedicated patio areas provide excellent space for the family to enjoy pleasurable Perthshire summers. Along with a gazebo there is a well appointed outbuilding which incorporates a welcoming hot-tub and sauna. This unusual, spacious, well designed home with character, will surprise you once inside and should be viewed in order to appreciate the unique conversion.

**Lounge**  
18'5" x 18'8" (5.62 x 5.69)

**Hall**  
10'11" x 14'2" (3.33 x 4.33)

**Bedroom**  
13'6" x 8'7" (4.12 x 2.63)

**En suite**  
3'8" x 7'11" (1.14 x 2.42)

**Bathroom**  
8'9" x 10'0" (2.68 x 3.05)

**Bedroom**  
10'1" x 15'0" (3.09 x 4.59)

**Sitting room**  
32'8" x 13'8" (9.97 x 4.19)

**Kitchen**  
10'1" x 10'2" (3.09 x 3.11)

**Dining room**  
9'8" x 9'8" (2.95 x 2.96)

**Garden Room**  
14'11" x 15'11" (4.55 x 4.87)

**Breakfast room**  
13'5" x 11'4" (4.10 x 3.47)

**Utility**  
7'9" x 8'11" (2.37 x 2.73)

**Shower room**  
4'1" x 9'3" (1.27 x 2.82)

**Bedroom (master)**  
15'10" x 17'0" (4.83 x 5.19)

**Ensuite**  
10'4" x 9'0" (3.16 x 2.75)

**Bedroom**  
9'4" x 15'10" (2.87 x 4.85)

**Ensuite**  
4'2" x 6'9" (1.28 x 2.08)

**Attic Bedroom**  
17'2" x 9'5" (5.24 x 2.88)

**Attic space**  
25'3" x 7'7" (7.70 x 2.33)

## Location

The small Town of Alyth lies approximately 5 miles from Blairgowrie and approximately 20 miles North of Perth and could not be better located for its quick commuting routes towards Highland Perthshire, Dundee and Aberdeen. The village itself offers plenty of local amenities and has nearby shops, a butchers, bakers, a nursery and the new Alyth Primary School all within easy walking distance of this property. This stunning village is well-known for its sense of community and offers various Youth Groups and Community Groups for the locals to attend. It may pleasantly surprise buyers to note that this area of Alyth in particular enjoys Superfast Broadband which the modern working family can certainly benefit from.





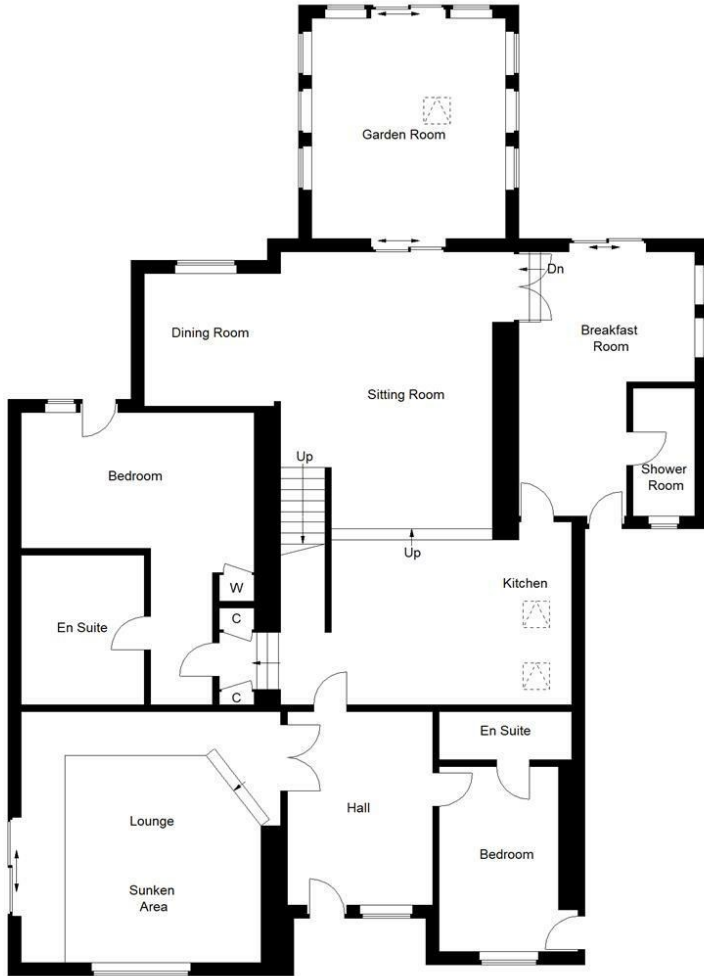


- Substantial Detached Unique Family Home
- Gas Central Heating and Double Glazing
- Stunning Established Walled Garden Grounds

- Four Good Sized En-Suite Bedrooms
- Traditional Features
- Hot-tub and Sauna and various Garden Sheds

- Three Reception Areas
- Parking for Several Cars including additional Garage and Workshop space
- Since initially advertised another 800m2 of additional garden now included approx 900 square metres

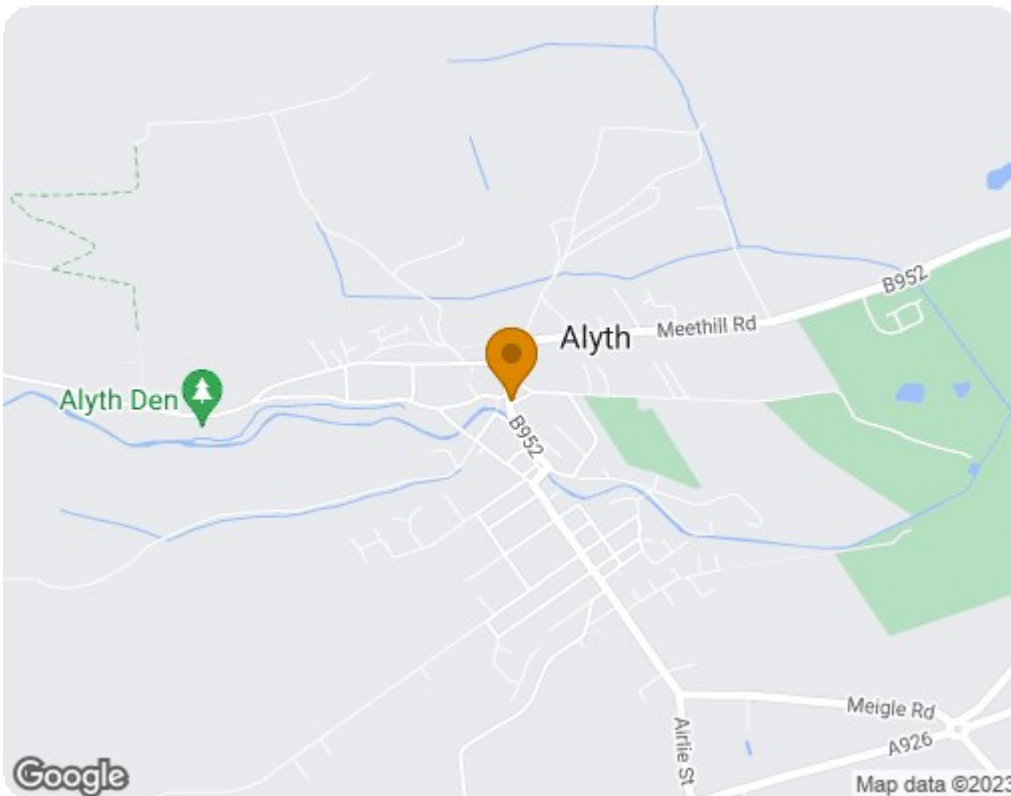




Ground Floor



First Floor



**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>75</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

**Scotland** EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		<b>76</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		

**Scotland** EU Directive 2002/91/EC