

Simple Approach



**Greenburn Mill Street, Alyth
Perthshire PH11 8BJ**

Offers over £99,950

Simple Approach are pleased to welcome this ground floor, main door flat on Mill Street, Alyth to the residential market. Set in the heart of the small Perthshire Town of Alyth, this property is ideally placed to take advantage of nearby shops, restaurants and reputable schooling, offering all the benefits of countryside living without compromising modern living with surrounding amenities within easy reach. This great property comprises of two sizable bedrooms both with fitted storage space, a spacious kitchen with ample space for dining, a useful utility room, sizable lounge and a modern fresh white shower room. The property further benefits from plentiful on street parking, ample storage space and a communal rear garden. Viewing is essential to appreciate the over all space and excellent location on offer here at Mill Street.

Lounge

12'1" x 14'2" (3.7 x 4.32)

Kitchen

11'9" x 13'11" (3.60 x 4.26)

Bedroom

13'10" x 11'11" (4.23 x 3.64)

Bedroom

8'4" x 12'0" (2.56 x 3.68)

Bathroom

14'6" x 4'9" (4.44 x 1.45)

Entrance Hallway

Garage

15'7" x 9'5" (4.75 x 2.89)

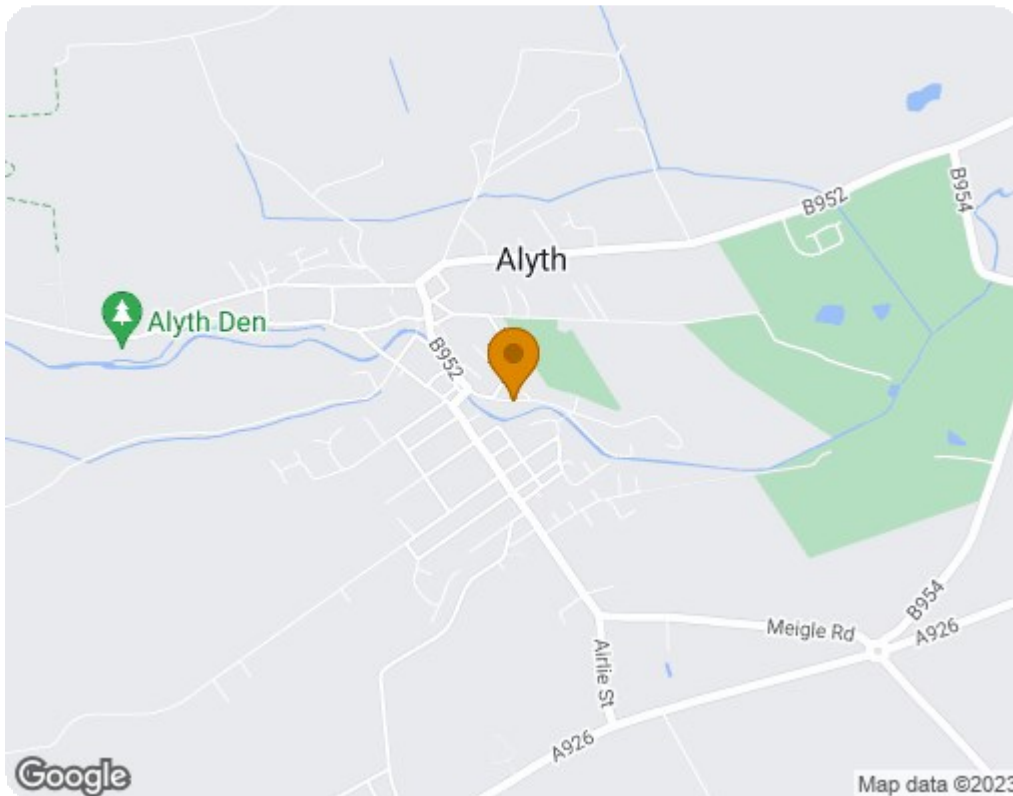
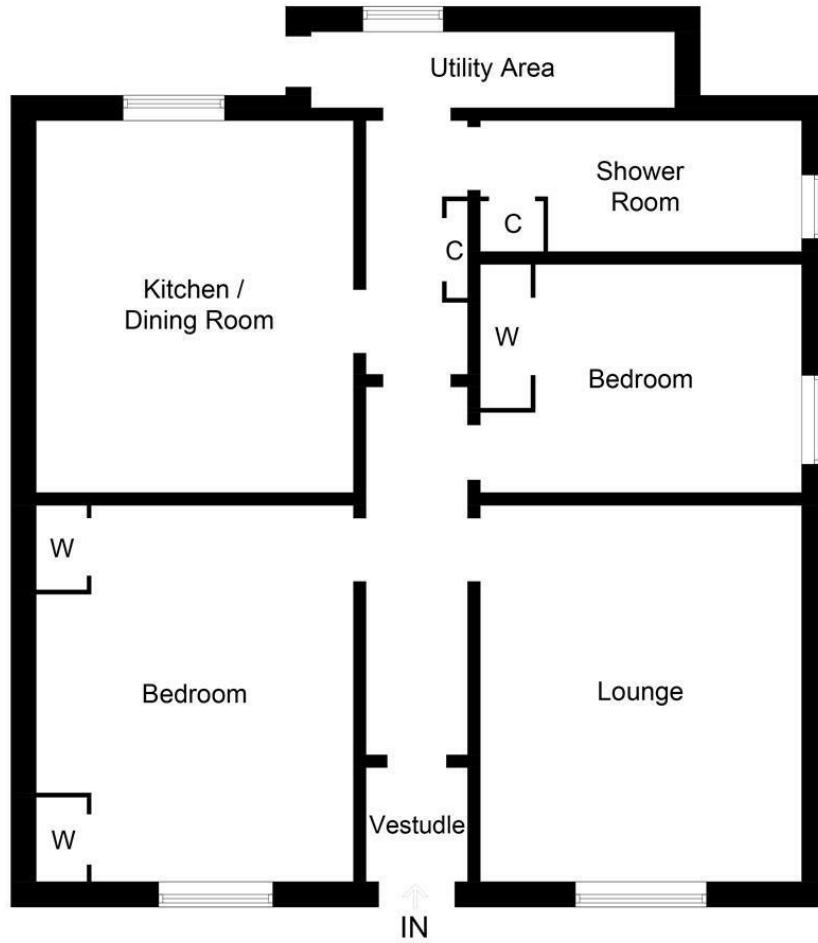




- Ground Floor, Main Door Flat
- Two Large Bedrooms With Fitted Storage Space
- Generous Lounge
- Sizable Kitchen/Diner
- Gas Central Heating & Double Glazing
- Desirable Village Location
- Communal Rear Garden
- Spacious Accommodation Throughout
- Single Garage



4 Mill Street Alyth



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Scotland		EU Directive 2002/91/EC	