



# FindMyBuyer Estate Agents

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## **THE ROOKERY, MILL STREET, ALYTH**

Findmybuyer are pleased to offer for sale this beautifully presented and renovated FIVE-BEDROOM family home with many original and period features throughout. Set in Alyth's attractive and tranquil Square, with a good selection of amenities at hand, the property comprises sitting room, dining room, music room, fitted dining kitchen, two bathrooms and five bedrooms. The property benefits from double glazing and GCH with well maintained private garden with brick-built exterior workshop, external WC and shed included in the sale.

- Sitting room
- Dining room
- Fitted dining kitchen
- Music Room/6<sup>th</sup> bedroom
- Five further bedrooms
- Two bathrooms
- GCH
- Double glazing
- Private garden
- Move in condition throughout

**IN THE REGION OF £170,000**

### **Lower Hallway:**

Private main door into an internal hallway with radiator and wood panelling up to dado height. Storage cupboard and door leading out to the private garden. Spiral staircase leading to door into the main reception hallway. Large velux window. Carpet and original terrazzo flooring.

### **First-Floor Hallway:**

Spacious and welcoming hall with smoke alarm and radiator, with access to the sitting room, kitchen, dining room, two bathrooms and two bedrooms. Stairs to upper hallway. Skylight. Carpet.

### **Sitting room (6.52m x 4.86m):**

Good-sized sitting room with two double-glazed windows (one a bay window) with shutters facing front of property, two radiators and feature fireplace with electric flame-effect fire inset. Coving and picture rail. Carpet.

### **Dining room (4.14m x 3.68m):**

Spacious dining room with reinforced floor ideal for grand piano or billiard table. Radiator, coving, picture rail and press cupboard with shelving. Laminate flooring.

### **Kitchen (5.49m x 3.10m):**

Double-glazed window facing rear of property. Fitted wall, base and display units with co-ordinating work surfaces and splash-back tiling over. Electric hob, chest-high double oven and grill. Space for washing machine, fridge and freezer. Radiator and ample space for dining table and chairs. Understairs cupboard with shelving. Laminate flooring.

### **Bedroom 5 (5.41m x 3.60m)**

Double-glazed bay window facing front of property with window shutters and lovely views over to Alyth Burn and park. Built in wardrobe with overhead storage. Radiator and original cornice. Carpet.

### **Bedroom 4 (3.61m x 2.49m)**

Double-glazed window facing front of property with shutters. Radiator and original cornice. Blocked-up fireplace. Carpet.

### **Bathroom 1 (3.35m x 2.93m)**

Opaque double-glazed window facing rear of property. Three-piece suite comprising bath, wash-hand basin and toilet. Oval-shaped shower cubicle with tiling and power shower. Radiator, wood panelling up to dado height and two integral cupboards, one giving access to the Worcester combi boiler. Wooden flooring.

### **Bathroom 2:**

Opaque windows to rear (double-glazed) and side (with feature stained glass and secondary glazing). Bath, toilet and wash-hand basin. Shelving and wood panelling. Laminate flooring.

### **Upper Hallway:**

Access to the upper bedrooms, smoke alarm, downlighters and hatch to attic, cupboard giving access to the electrical switchboard, eaves storage area and walk-in cupboard. Laminate flooring.

### **Bedroom 1 (4.79m x 3.28m):**

Double-glazed bay window facing front of property. Radiator and built-in wardrobe with shelving and clothes rail. Second cupboard with shelving. Carpet.

### **Bedroom 2 (4.48m x 2.07m)**

Double-glazed window with shutters facing rear of property. Feature panelled bed alcove with drapes. Eaves storage. Radiator. Laminate flooring.

### **Music Room (6.01m x 3.28m)**

Double-glazed bay window facing front of property. Feature exposed stonework.. Cast-iron multi-fuel stove, wall lights and radiator. Laminate flooring.

### **Bedroom 3 (4.50m x 2.97m)**

Double-glazed window with shutters facing rear of property. Coving and radiator. Wood panelling. Laminate flooring.

### **Rear garden:**

Well maintained and fully enclosed gardens to the rear, nature-friendly and organically managed, laid to lawn with flower borders, shrubs and trees, including whitecurrant, gean and plum. Pond, decking area, bin-storage area. Brick-built workshop with power. Timber shed and brick-built WC.



### **Accuracy:**

While we endeavour to make our sales details accurate and reliable they are produced in good faith only and are not a legal binding document or contract.

### **Sonic Tape:**

All measurements have been taken using a sonic tape measure and therefore, may be subject to a small margin of error.

### **Services Not Tested:**

The mention of any appliances and/or services within these sales particulars does not imply they are in full and efficient working order.