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Leading Perthshire Estate Agency

41 Braeside Road, Ballinluig, Pitlochry, PH9 0NQ

Offers Over £105,000


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ESTATE & LETTING AGENTS

Buying with Next Home

41 Braeside Road, Ballinluig, Pitlochry, PH9
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ONQ.

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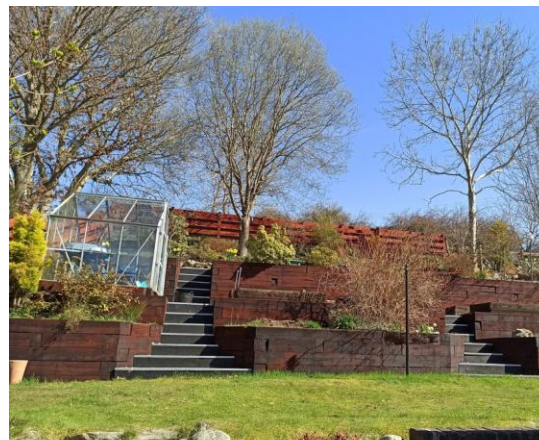
Not only are we Perthshire's Number 1 property open days.
choice but we are also local. One of the
reasons we know the local markets so well
is because we live here. So let us guide you
through the selling and buying process.

If you're a first time buyer we have
incentives to help get you onto the
property ladder our consultants can advise
you through the whole process.

About the area

The village is served with a range of local amenities including a post office, grocery shop, service station and hotel with Inn and restaurant. Further amenities including shops, banking facilities, nursery, primary and secondary schooling can be found in the nearby town of Pitlochry which lies approximately 5 miles to the North.

The city of Perth lies approximately 22 miles to the South where a further range of facilities can be found.



Property summary

Next Home are delighted to bring to the market this 1 bedroom end terraced bungalow situated in the picturesque village of Ballinluig.

The accommodation is set on an elevated plot and captures the panoramic views of the beautiful Perthshire countryside and must be seen to appreciate what is on offer.

The property is ideal for a host of buyers and comprises: Entrance porch, spacious lounge with multi-fuel stove, kitchen/diner with built in storage, spacious double bedroom that benefits from countryside views and a bathroom.

The garden has been fully landscaped and offers space for a seating area to take in the countryside views that are on offer. There are multiple areas suitable for outdoor dining and 2 timber sheds and a greenhouse are also included with the sale.

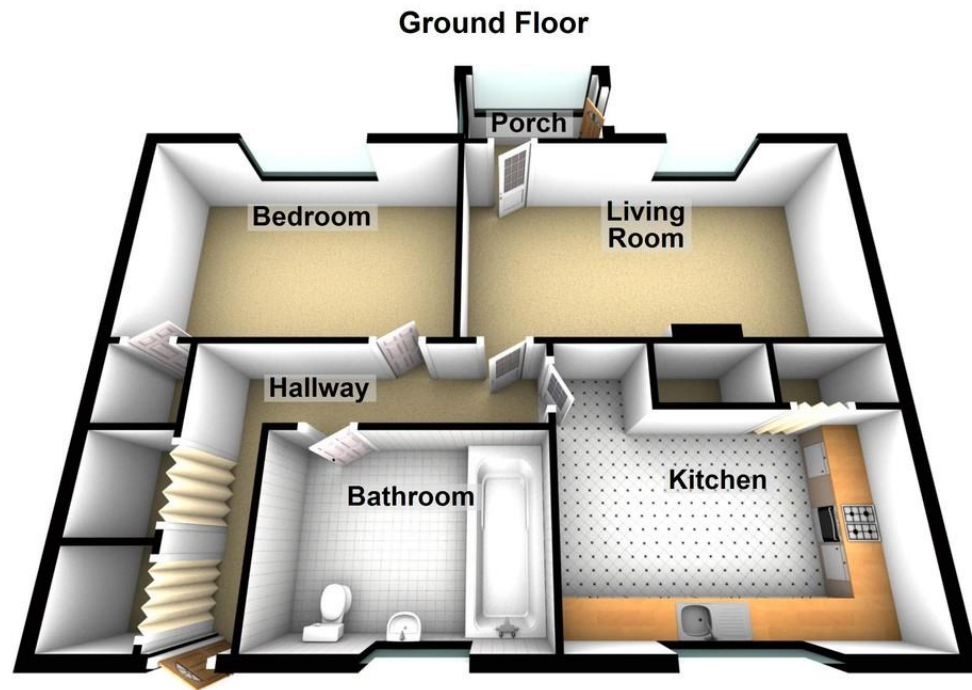


Key property features

- ✓ Ideal for first time buyers
- ✓ Ideal holiday let
- ✓ Stunning countryside views
- ✓ Fully landscaped garden
- ✓ Popular residential area
- ✓ Bright and spacious lounge
- ✓ Close to all local amenities
- ✓ Fantastic walks nearby
- ✓ Ideal for the commuter
- ✓ Quiet village location



Floorplans





Property Room Sizes

PORCH 5' 4" X 5' 1" (1.63M X 1.55M)

LOUNGE 14' X 10' 7" (4.27M X 3.23M)

KITCHEN 11' 3" X 8' 8" (3.43M X 2.64M)

BATHROOM 6' 1" X 6' 1" (1.85M X 1.85M)

BEDROOM 11' 1" X 9' 1" (3.38M X 2.77M)

PLEASE NOTE: These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract intending, purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property. All room sizes are approximate and for general guidance only. They cannot be relied upon for fitting carpets, furniture etc.



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63 – 65 George Street, Perth 01738 44 43 42

41 – 43 Allan Street, Blairgowrie 01796 54 80 14

47a Atholl Road, Pitlochry 01796 54 80 14

1a James Square, Crieff 01764 65 00 44

211 High Street, Auchterarder 01764 66 36 66

Email sales@nexthomeonline.co.uk

For more information about Next Home and our services please visit: www.nexthomeonline.co.uk

*The only Perthshire estate agent **available 7 days until 9pm***

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