

Buy your next home with Next Home

Leading Perthshire Estate Agency

2 Sunnybrae, Blair Atholl, Pitlochry, PH18 5TW

Fixed Price £265,000


NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

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Many thanks for your interest with 2 Sunnybrae, Blair Atholl, Pitlochry, PH18 5TW.

Next Home Estate Agents dedicate themselves to be available when you are, offering an unbeatable service 7 days a week until 9pm.

We have the largest sales team in Perthshire, operating from our 5 offices throughout Perthshire and delivering more sales than any other estate agent.

Not only are we Perthshire's Number 1 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.

We offer free, no obligation mortgage advice to all our buyers.

If you have a property to sell, contact us to arrange a valuation. We are renowned in getting our customers moving quicker and at a higher price than our competitors. Put us to the test and get your free valuation today, call 01738 444342.

If you would like to be kept informed of other great properties like this one please register on our hot buyers list, where we will email you of new property listings and property open days.

About the Area

Pitagowan area is located near the House of Bruar. This is an idyllic part of the Scottish Highlands known for its beautiful countryside, which provides a host of excellent rural sporting and outdoor opportunities such as fishing, stalking, walking, golf and cycling.

The property is conveniently located for access to the A9 with easy access to both the north and south. The village of Pitlochry is located approximately 10 miles away and is served by a wide range of local facilities and amenities including shopping, banking, professional offices, doctor's surgery and a community hospital.

The town remains a popular holiday destination and attractions include the fish ladder, Pitlochry festival theatre and the nearby Blair castle. The town is bypassed by the A9 trunk route providing easy access to the North and South.



Property Summary

Next Home are delighted to bring this rare to the market 5 bedroom semi-detached villa situated in the peaceful village of Pitagowan.

The property offers accommodation over two floors and comprises: Vestibule, entrance hall with storage, spacious lounge with French doors leading to the front garden, open plan kitchen/diner with space for a table and chairs and ample storage provided via a pantry, 5 bedrooms and a shower room.

There are spacious well kept gardens to the front and rear offering space for outdoor dining and hosting within the summer months as well capturing the countryside views that the property has to offer.

All the windows are double glazed and there is oil central heating throughout.



Key property features

- ✓ 5 bedrooms
- ✓ Ideal family home
- ✓ Perfect holiday home
- ✓ Picturesque views
- ✓ Close to Pitlochry & Blair Atholl
- ✓ Good sized garden
- ✓ Walk in condition
- ✓ Good walks nearby
- ✓ Rare to the market
- ✓ Spacious accommodation throughout











Have a property to sell?

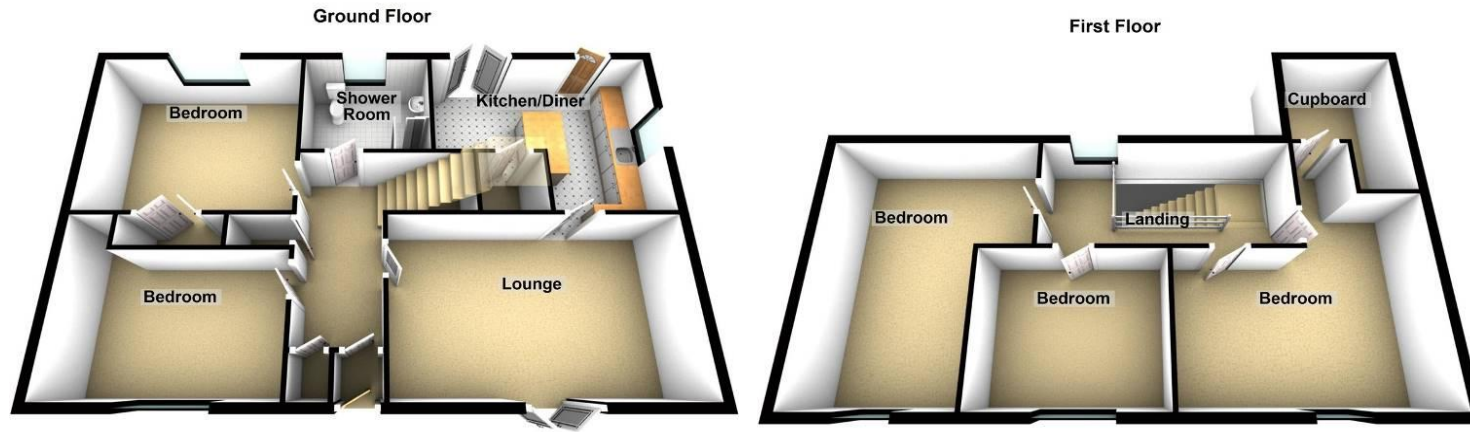
An expert from our local branch will provide you with the most accurate valuation.



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Floorplans





Property Room sizes

VESTIBULE

ENTRANCE HALL

LOUNGE

17' 4" x 11' 9" (5.28m x 3.58m)

KITCHEN/DINER

16' 7" x 13' 8" (5.05m x 4.17m)

BEDROOM

16' 2" x 10' 9" (4.93m x 3.28m)

BEDROOM

12' 4" x 12' (3.76m x 3.66m)

BEDROOM

12' 9" x 11' 2" (3.89m x 3.4m)

BEDROOM

11' 7" x 9' 5" (3.53m x 2.87m)

BEDROOM

10' 3" x 9' 2" (3.12m x 2.79m)

SHOWER ROOM

8' 4" x 5' 1" (2.54m x 1.55m)

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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TO ARRANGE A VIEWING OF THIS PROPERTY PLEASE TELEPHONE YOUR LOCAL BRANCH BELOW:

63 – 65 George Street, Perth 01738 44 43 42

41 - 43 Allan Street, Blairgowrie..... 01250 39 80 02

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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