



# Buy your next home with Next Home

Leading Perthshire Estate Agency...

16 Knockard Place, Pitlochry, PH16 5JF

Offers Over £190,000



**NEXT HOME**  
ESTATE & LETTING AGENTS

# Buying with Next Home

16 Knockard Place, Pitlochry, PH16 5JF

Many thanks for your interest with 16 Knockard Place, Pitlochry, PH16 5JF.

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

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Pitlochry is set in the heart of the beautiful Perthshire countryside 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

A rare opportunity to purchase this immaculately presented TWO BEDROOM SEMI DETACHED BUNGALOW situated within a highly desirable residential area.

The property offers well proportioned accommodation comprising entrance hall with large storage cupboard: Bright lounge with magnificent open countryside views: kitchen with integrated oven, dishwasher, fridge/freezer and washing machine: two double bedrooms with fitted wardrobes and contemporary bathroom with white suite comprising WC, wash hand basin within floating drawer shelf and bath with shower over and glazed screen.

There is double glazing and gas central heating throughout.

Externally the garden is laid to lawn and affords open views and a peaceful place to relax and enjoy the summer months.

There is a large driveway providing off street parking for several vehicles. Timber shed.

Early viewing is highly recommended as this property will be popular.



# Key property features

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- ✓ Semi detached bungalow
- ✓ Lovely views
- ✓ Modern kitchen
- ✓ Bright lounge
- ✓ 2 Double Bedrooms
- ✓ Contemporary Bathroom
- ✓ Double Glazing & Gas Central Heating
- ✓ Large Driveway
- ✓ Corner plot
- ✓ Walk in condition









# Have a property to sell?

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



# Floorplans

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Ground Floor





EPC C

# Property Room sizes

## HALL

12' 5" x 3' 1" (3.78m x 0.94m)

## LOUNGE

18' 4" x 8' 10" (5.59m x 2.69m)

## KITCHEN

11' 0" x 7' 1" (3.35m x 2.16m)

## BEDROOM

10' 0" x 8' 10" (3.05m x 2.69m)

## BEDROOM 2

10' 0" x 9' 2" (3.05m x 2.79m)

## BATHROOM

7' 2" x 5' 6" (2.18m x 1.68m)

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.



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](mailto:sales@nexthomeonline.co.uk)

For more information about Next Home and our services please visit [www.nexthomeonline.co.uk](http://www.nexthomeonline.co.uk)

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