



Buy your next home with Next Home

Leading Perthshire Estate Agency

L43, Invertilt Road, Bridge Of Tilt, Pitlochry, PH18 5TE

Offers Over £88,000


NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

L43, Invertilt Road, Bridge Of Tilt, Pitlochry, PH18 5TE

Many thanks for your interest with L43, Invertilt Road, Bridge Of Tilt, Pitlochry, PH18 5TE.

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

On site you will find a restaurant, steading spa, swimming pool, Jacuzzi, sauna, steam room and gym. The picturesque village of Blair Atholl boasts a range of local amenities including a golf course, Post Office, store, newsagent, hotel with restaurant, garage and The Old Mill Tea Room together with a fish and chip shop/restaurant.

Blair Atholl Castle is a popular tourist destination and is set within the beautiful Perthshire countryside. A wide range of activities are available in and around the area including walking, fishing, bowling, golfing and horse riding. The village is bypassed by the A9 trunk route providing quick access to the North and South.

Blair Atholl is served with a railway station and the overnight Inverness to London sleeper stops in Pitlochry which is located approximately six miles to the South.



Property Summary

We are delighted to bring to the market this TWO BEDROOM MID TERRACED LODGE located within the prestigious River Tilt resort in the highland village of Blair Atholl.

The lodge offers well-proportioned accommodation and is immaculately presented over one level comprising open plan lounge/kitchen/diner with double doors leading to an external decked terrace. The modern kitchen has fitted appliances including an oven, hob, microwave, dishwasher, and fridge freezer. The main double bedroom has an en-suite shower room, and the second double bedroom has an adjacent shower room.

There is gas central heating and double glazing throughout and there is parking to the front. An external store has power, light and is plumbed for a washing machine and tumble dryer. The property would make an excellent second home or investment purchase with the option to rent out as a holiday let and generate an income. There is 20 years left on the lease and the first year's site fees are included in the price.



Key property features

- ✓ Prestigious 2 Bedroom Lodge
- ✓ Quiet location
- ✓ 5-star resort
- ✓ 20 Years remaining on the lease
- ✓ First year's site fees included in the price
- ✓ Excellent second home/holiday let
- ✓ Available fully furnished
- ✓ Parking and Utility Store
- ✓ Fitted appliances
- ✓ River and beautiful walks/scenery within minutes









An aerial photograph of a residential neighborhood, showing rows of houses with red brick walls and grey roofs. The image is overlaid with a semi-transparent blue filter. The houses are arranged in a grid-like pattern, with some featuring rear gardens and garages. The overall scene is a typical suburban housing estate.

Have a property to sell?

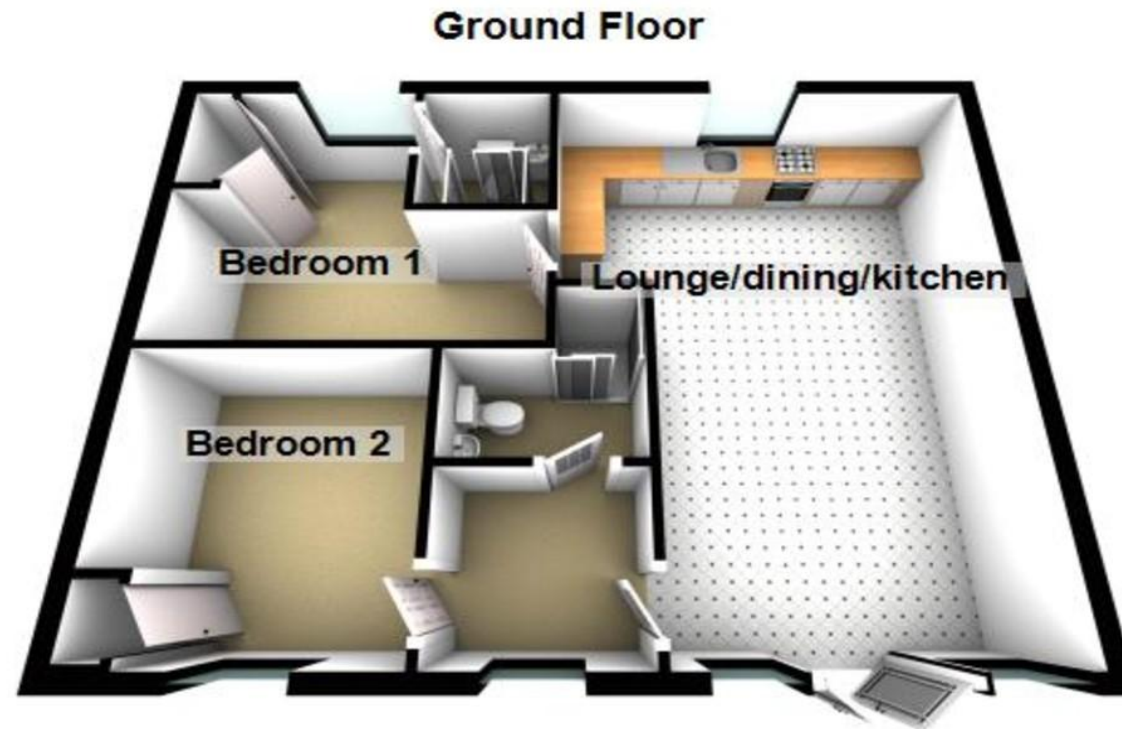
An expert from our local branch will provide you with the most accurate valuation.



NEXTHOME

ESTATE & LETTING AGENTS

Floorplans





Property Room sizes

LOUNGE/KITCHEN/DINER

22' 8" x 13' 10" (6.91m x 4.22m)

BEDROOM

11' 10" x 8' 5" (3.61m x 2.57m)

EN-SUITE

6' 0" x 3' 3" (1.83m x 0.99m)

INNER HALL

6' 1" x 5' 3" (1.85m x 1.6m)

BEDROOM 2

10' 7" x 8' 7" (3.23m x 2.62m)

SHOWER ROOM

5' 3" x 4' 1" (1.6m x 1.24m)

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.



NEXTHOME
ESTATE & LETTING AGENTS

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

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.

Registered Office Argyll House, Quarrywood Court, Livingston, West Lothian EH54 6AX. Registered in Scotland No. SC264812. NEXTHOME (Scotland) Ltd is an appointed representative of Kinggate Law Limited, which is authorised and regulated by the Financial Conduct Authority for advising on and arranging mortgages and insurance, broking and debt counselling of consumer credit agreements.



Next Home are proud to be members of the Property Ombudsman Scheme