

# Buy your next home with Next Home

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Leading Perthshire Estate Agency

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3 Sunnybrae, Blair Atholl, Pitlochry, PH18 5TW

Offers Over £160,000

  
**NEXTHOME**  
ESTATE & LETTING AGENTS



# Buying with Next Home

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5TW

Many thanks for your interest in  
3 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 renown 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 01764 42 43 44.

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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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 Town 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

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Next Home are delighted to bring to the market a fantastic opportunity to purchase this 2 bedroom semi-detached bungalow situated in the picturesque location of Pitagowan.

The property is set over one level and although it requires renovation it would make the ideal holiday home with spacious accommodation comprising: Vestibule, entrance hall, spacious lounge with wood burning stove, kitchen, 2 double bedrooms with storage and a wet room.

There is a generous sized front garden that mainly laid to lawn for ease of maintenance. There is parking to the rear and a small rear garden ideal for a outdoor drying area.





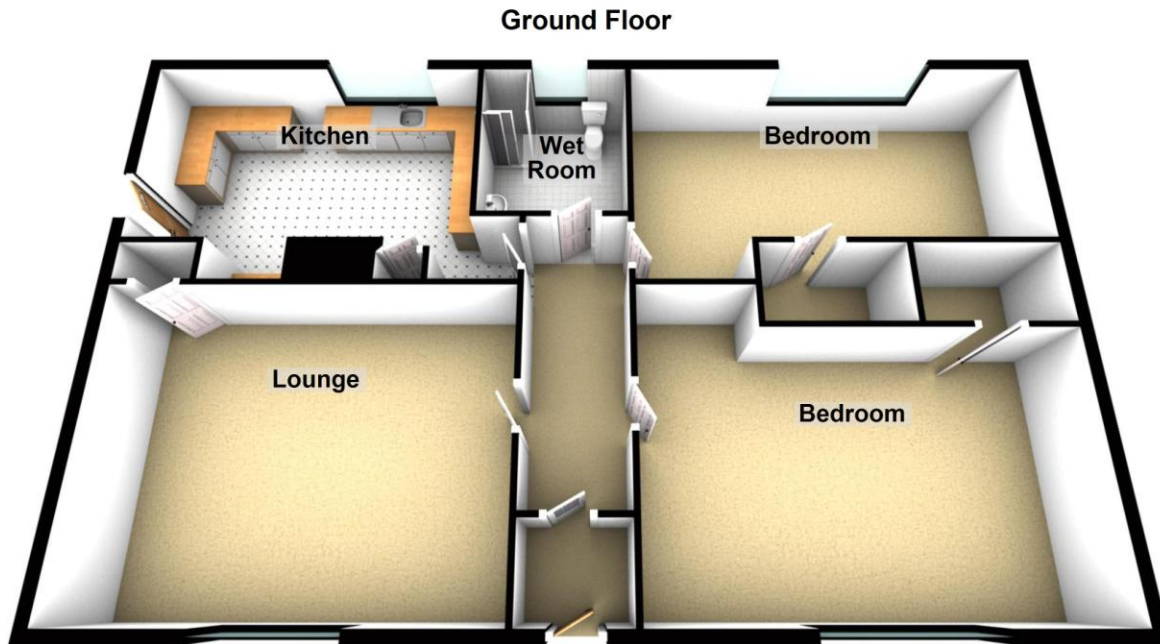
# Key property features

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- ✓ 2 double bedrooms
- ✓ Bungalow
- ✓ Picturesque location
- ✓ Large garden
- ✓ Chain free
- ✓ Ideal holiday let
- ✓ Renovation project



# Floorplans





# Property Room Sizes

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VESTIBULE

WET ROOM 5' 7" X 5' 7" (1.7M X 1.7M)

HALL

LOUNGE 16' 2" X 10' 7" (4.93M X 3.23M)

KITCHEN 16' 2" X 9' 6" (4.93M X 2.9M)

BEDROOM 13' 2" X 11' 5" (4.01M X 3.48M)

BEDROOM 13' 2" X 8' 9" (4.01M X 2.67M)

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 ..... 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](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)

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

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