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Leading Perthshire Estate Agency

Saint-Antione, Invertilt Road, Bridge Of Tilt, Pitlochry, PH18 5TE

Offers Over £67,000


NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

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Pitlochry, PH18 5TE

Many thanks for your interest in Saint-Antione, 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 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

The stunning village of Blair Atholl is set amidst the beautiful Perthshire countryside and a wide range of outdoor activities are available in and around the area including walking, fishing, bowling, golfing and horse riding.

There is a range of local amenities within the village including a post office, store, newsagent, hotel with restaurant, garage and Old Mill tearoom together with gift shops and a fish and chip shop/restaurant.

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 6 miles to the South.



Property summary

Next Home are delighted to bring to the market this well presented and modern 2 BEDROOM LODGE is situated within the reputable and picturesque award winning 5 star River Tilt Park in Blair Atholl on the banks of the beautiful River Tilt.

The well maintained Lodge comprises lounge, kitchen/dining room, bathroom and two bedrooms with a master en-suite. Warmth is by gas central heating and windows are fully double glazed throughout. Externally the property benefits from a parking space and a good sized wooden decking area. This property would make an excellent holiday home or investment purchase.

Within the resort there is a spa with pool, toddlers pool, steam room, Jacuzzi, gym and hair salon. Within the surrounding area there are a wide range of outdoor activities available such as golfing, walking, fishing and a range of water sports

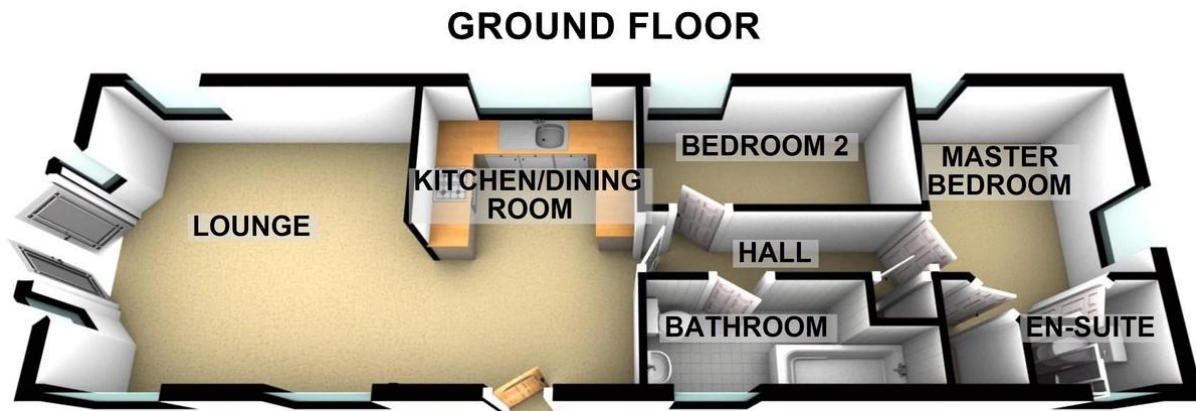


Key property features

- ✓ 2 double bedrooms
- ✓ Ideal holiday let
- ✓ Close to local amenities
- ✓ Chain Free
- ✓ En-suite
- ✓ Bright and spacious lounge
- ✓ Open plan kitchen/diner
- ✓ Balcony
- ✓ River views
- ✓ Elevated plot



Floorplans



Property Room Sizes

LOUNGE 13' 3" X 12' 5" (4.04M X 3.78M)

DINING KITCHEN 12' 9" X 9' 2" (3.89M X 2.79M)

INNER HALL 7' 2" X 2' 6" (2.18M X 0.76M)

BEDROOM 11' 4" X 10' (3.45M X 3.05M)

ENSUITE 5' 9" X 4' 2" (1.75M X 1.27M)

BEDROOM 8' 8" X 5' 5" (2.64M X 1.65M)

BATHROOM 9' 1" X 4' 2" (2.77M X 1.27M)

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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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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