

# Buy your next home with Next Home

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Leading Perthshire Estate Agency

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8 Blackwood Place, Bridge Of Tilt, Pitlochry, Perthshire, PH18 5TD

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Offers Over £135,000

# Buying with Next Home

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8 Blackwood Place, Bridge Of Tilt, Pitlochry,  
Perthshire, PH18 5TD



Many thanks for your interest in  
8 Blackwood Place, Bridge Of Tilt,  
Pitlochry, Perthshire, PH18 5TD.

Next Home Estate Agents dedicate  
themselves to be available when you are,  
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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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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

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We are delighted to bring to the market this TWO BEDROOM SEMI DETACHED VILLA Situated within a popular residential area in the village of Blair Atholl.

The property offers well-proportioned accommodation over 2 floors comprising entrance hall with under stair cupboard and window to the side: lounge with dual aspect windows to the front and rear: kitchen with space for appliances and window to the rear: side porch with door to the side car port: landing with double storage cupboard: two double bedrooms and bathroom with white suite and shower of the bath.

There is double glazing and electric heating throughout. Externally the front and rear gardens are enclosed and laid to lawn.

The driveway to the side is very sizeable and can accommodate several vehicles. The car port is a recent addition and has the benefit of doubling up as a drying area. Timber shed and brick store.

Early viewing is highly recommended to appreciate the accommodation on offer.



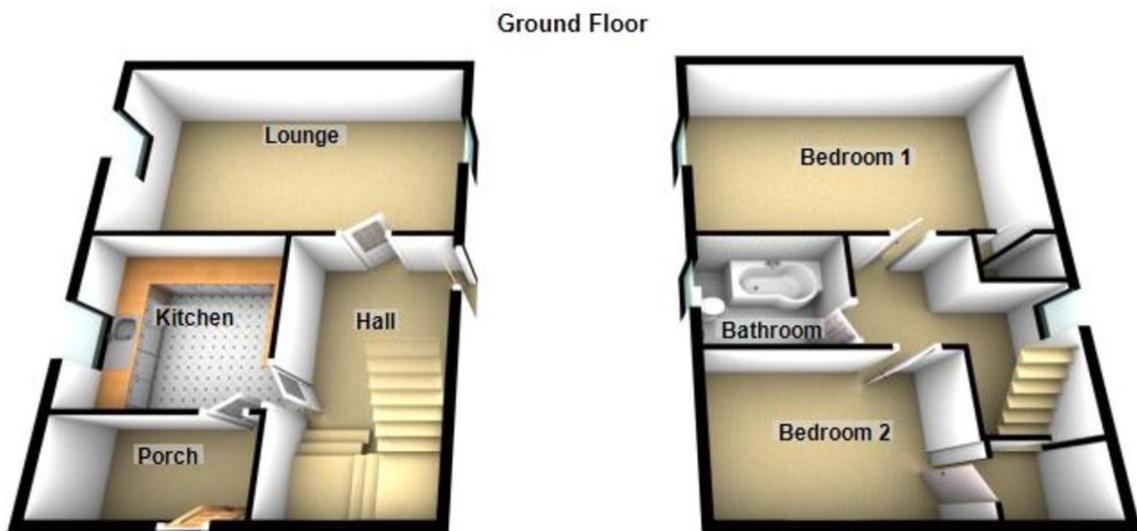
# Key property features

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- ✓ Semi Detached Villa
- ✓ Large Corner Plot
- ✓ Spacious driveway and carport
- ✓ Front, side and rear gardens
- ✓ 2 Double Bedrooms
- ✓ Double Glazing
- ✓ Electric Heating
- ✓ Kitchen, Lounge & Bathroom
- ✓ Quiet location
- ✓ Close to amenities



# Floorplans





# Property Room Sizes

ENTRANCE VESTIBULE 8' 2" X 2' 8" (2.49M X 0.81M)

KITCHEN 11' 2" X 8' 9" (3.4M X 2.67M)

HALL 14' 2" X 6' 8" (4.32M X 2.03M)

LOUNGE 15' 7" X 12' 1" (4.75M X 3.68M)

LANDING 10' 2" X 6' 7" (3.1M X 2.01M)

BEDROOM 15' 8" X 10' 4" (4.78M X 3.15M)

BEDROOM 12' 3" X 9' 0" (3.73M X 2.74M)

BATHROOM 6' 3" X 5' 6" (1.91M 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 ..... 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)

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