



# Buy your next home with Next Home

Leading Perthshire Estate Agency

Logwood Cottage, Pitkeathly Wells, Bridge Of Earn, Perth, PH2 9HA

Offers Over £220,000

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**NEXTHOME**  
ESTATE & LETTING AGENTS



# Buying with Next Home

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Logwood Cottage, Pitkeathly Wells, Bridge Of Earn,  
Perth, PH2 9HA

Many thanks for your interest with Logwood Cottage, Pitkeathly Wells, Bridge Of Earn, Perth, PH2 9HA.

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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The hamlet of Pitkeathly is ideally placed for easy commuting to both Edinburgh and Dundee, via the M90 at nearby Bridge of Earn. Within the village there is a post office and shop along with a popular primary school. Forgandenny is home to Strathallan School and Kilgraston School is only 2½ miles to the East.

The village offers a range of local amenities including Co-operative store, bakery, hairdresser, children's nursery, and a selection of restaurants. There is a reputable primary school within the village and secondary schooling can be found in the nearby city of Perth, located approximately 4 miles North of the village.

The property is ideal for the commuter with the M90 being a short drive away giving easy access to Perth, Edinburgh, Stirling, and Glasgow.



# Property Summary

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Set in the picturesque hamlet of Pitkeathly Wells, Next Home are delighted to bring this delightful two-bedroom semi-detached cottage to the market

Quietly tucked away, this cottage will appeal to a wide range of buyers with its beautiful countryside walks on its doorstep. The accommodation is set over one level and comprises: Entrance porch, ideal for outdoor attire, L-shaped hall gives access to all rooms available, spacious lounge with double patio doors to the conservatory, modern kitchen, 2 double bedrooms and a bathroom.

There is a wraparound garden which is laid to lawn for ease of maintenance, an outbuilding with power, storage, and parking for 2 cars. All windows are double glazed and there is oil fired heating.

The property has a rich history and was originally built as a tea room for the Victorian Spa located just in front of the property.





# Key property features

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- ✓ Lovely rural setting
- ✓ Conservatory
- ✓ Sought after location
- ✓ Ideal holiday home
- ✓ Great walks nearby
- ✓ 2 Double bedrooms
- ✓ Room to extend
- ✓ Charming Semi Detached Cottage
- ✓ Close to Perth
- ✓ Rare to the market

















An aerial photograph of a suburban residential neighborhood, featuring rows of brick houses with tiled roofs and green lawns. The image is overlaid with a semi-transparent blue filter. The text is centered in the upper half of the image.

# Have a property to sell?

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



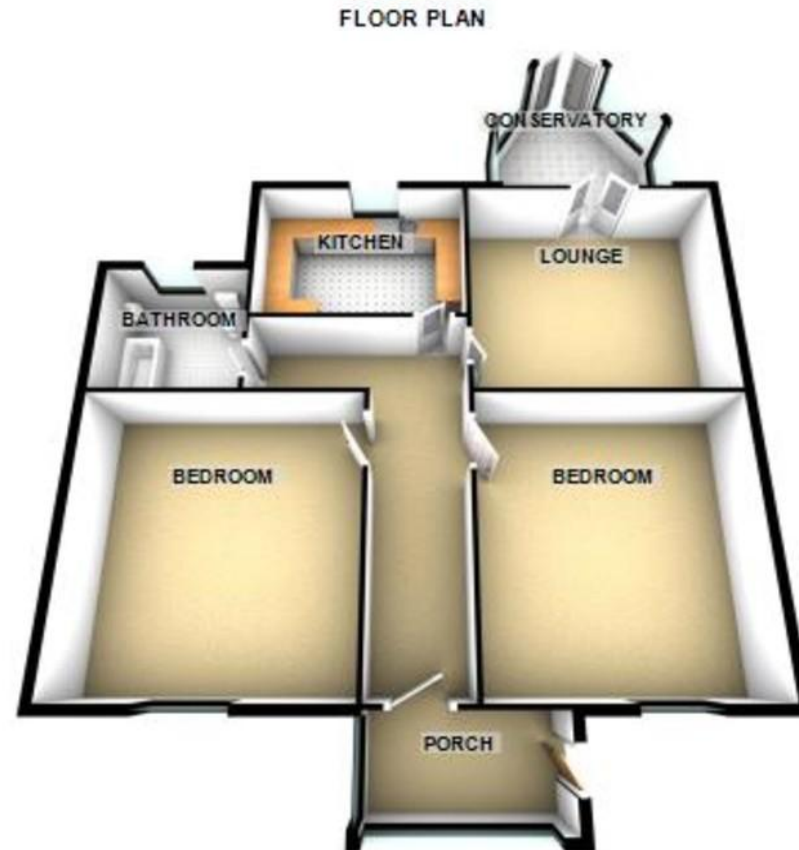
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# Floorplans

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# Property Room sizes

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## **PORCH**

*9' 2" x 5' 0" (2.79m x 1.52m)*

## **HALL**

*14' 7" x 3' 6" (4.44m x 1.07m)*

## **LOUNGE**

*14' 5" x 12' 2" (4.39m x 3.71m)*

## **CONSERVATORY**

*9' 7" x 9' 2" (2.92m x 2.79m)*

## **KITCHEN**

*8' 5" x 7' 9" (2.57m x 2.36m)*

## **BEDROOM**

*14' x 13' 2" (4.27m x 4.01m)*

## **BEDROOM**

*13' 2" x 10' (4.01m x 3.05m)*

## **BATHROOM**

*7' 7" x 6' 4" (2.31m x 1.93m)*

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)

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

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