

Buy your next home with Next Home

Leading Perthshire Estate Agency

15 Glengoulandie Lodge, Pitlochry, PH16 5NL

Offers Over £210,000

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NEXT HOME
ESTATE & LETTING AGENTS

Buying with Next Home

15 Glengoulandie Lodge, Pitlochry, PH16 5NL

Many thanks for your interest with 15 Glengoulandie Lodge, Pitlochry, PH16 5NL.

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

The property is close to Kenmore and the historic town of Aberfeldy where there is a wide range of amenities including shops, professional offices, cinema, banking facilities, primary and secondary schools. The Breadalbane community campus located nearby offers a range of leisure facilities including a swimming pool, climbing wall, squash courts, fitness suite, drama studio and library.

The town of Pitlochry is also nearby 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.

PLEASE NOTE* To assist immediate occupancy following sale, the owners would be willing to separately negotiate the sale of furniture. The site/all common areas/infrastructure is run through an owners committee and an owner appointed local manager.



Property Summary

We are delighted to bring to the market this DETACHED THREE BEDROOM LODGE situated within a picturesque location overlooking the loch and surrounding countryside towards Schiehallion.

The property is quietly tucked away and offers privacy and seclusion yet is only a short drive from Kenmore, Aberfeldy, Dunkeld and Pitlochry. This is a unique investment opportunity to purchase a second/holiday home to enjoy or let out. The spacious accommodation comprises entrance hall with large cupboard: open plan lounge/kitchen/dining room with apex ceiling and magnificent open views: Principal bedroom with en-suite shower room and there are two further double bedrooms, one with en-suite and the other with bath/shower room adjacent.

There is double glazing and gas central (underfloor) throughout. Externally there is a large deck providing an ideal haven for relaxing and enjoying the views.

Please note this property cannot be used as a permanent residence.



Key property features

- ✓ Detached Holiday Lodge
- ✓ Beautiful Views
- ✓ 3 Double Bedrooms, 2 En-suite, one with separate shower/bathroom adjacent
- ✓ 3 Shower rooms, one with large bath
- ✓ Large open plan lounge/dining/kitchen
- ✓ Parking
- ✓ Spacious decking area
- ✓ Close to Kenmore, Aberfeldy & Pitlochry
- ✓ Tranquil location
- ✓ Excellent condition







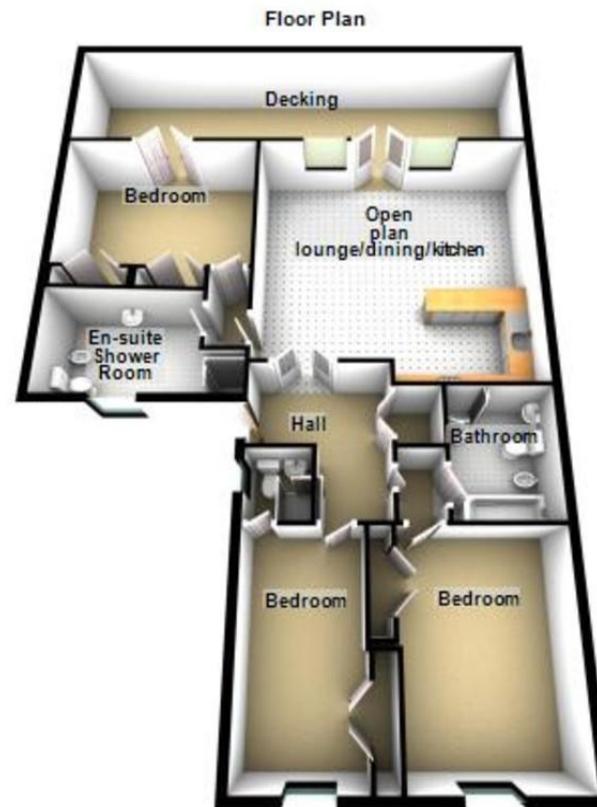


Have a property to sell?

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



Floorplans





Property Room sizes

LOUNGE/DINING/KITCHEN

22' 2" x 20' 9" (6.76m x 6.32m)

BEDROOM

12' 11" x 9' 9" (3.94m x 2.97m)

EN-SUITE

7' 2" x 6' 4" (2.18m x 1.93m)

BEDROOM

13' 4" x 10' 9" (4.06m x 3.28m)

BATHROOM

11' 2" x 7' 2" (3.4m x 2.18m)

BEDROOM

12' 7" x 11' 9" (3.84m x 3.58m)

EN-SUITE

12' 6" x 7' 0" (3.81m x 2.13m)

HALL

12' 6" x 7' 0" (3.81m x 2.13m)

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

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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