

# Buy your next home with Next Home

Leading Perthshire Estate Agency

5 Invertilt Road, Bridge Of Tilt, Pitlochry, PH18 5TE

Offers Over £155,000

  
**NEXTHOME**  
ESTATE & LETTING AGENTS



# Buying with Next Home

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Many thanks for your interest in  
5 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

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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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Next Home are delighted to bring to the market this immaculately presented 2 bedroom semi-detached villa situated in the picturesque villa of Bridge of Tilt.

The property offers spacious accommodation over 2 levels and comprises: Entrance hall with understairs storage, tastefully decorated lounge with double doors leading to a conservatory, modern kitchen/diner with granite work tops, boiling water tap and space for small dining table, 2 double bedrooms with built in storage and shower room.

There is off street parking for two cars to the front and a fully enclosed rear garden with stunning views to surrounding countryside. There is also an outbuilding with power.





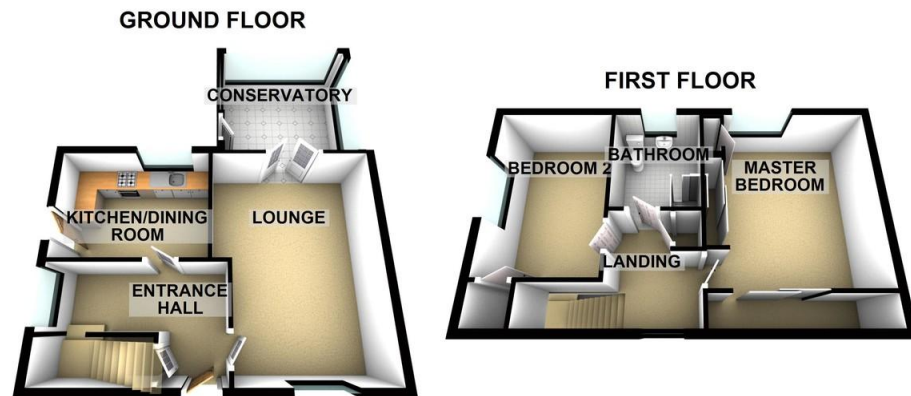
# Key property features

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- ✓ Fantastic location
- ✓ 2 double bedrooms
- ✓ Conservatory
- ✓ Immaculately presented
- ✓ Ideal holiday home
- ✓ Ideal buy to let
- ✓ Off street parking
- ✓ Great walks nearby
- ✓ Picturesque village
- ✓ New instant hot tap



# Floorplans





# Property Room Sizes

HALL

LOUNGE 15' 6" X 12' 2" (4.74M X 3.72M)

CONSERVATORY 9' 0" X 9' 0" (2.75M X 2.75M)

KITCHEN/DINER 14' 2" X 8' 6" (4.34M X 2.61M)

BEDROOM 12' 7" X 10' 4" (3.85M X 3.15M)

BEDROOM 12' 3" X 8' 7" (3.75M X 2.64M)

SHOWER ROOM 6' 4" X 5' 7" (1.95M X 1.72M)

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)

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

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