

# Buy your next home with Next Home

Leading Perthshire Estate Agency

3 Cuil-an-Daraich, Logierait, Pitlochry, PH9 0LH

Offers Over £195,000



**NEXT HOME**  
ESTATE & LETTING AGENTS

# Buying with Next Home

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Many thanks for your interest with 3 Cuil-an-Daraich, Logierait, Pitlochry, PH9 0LH.

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 property is close to the town of Pitlochry and within easy reach of the A9 providing access to the North and South of Perthshire and beyond.

Pitlochry boasts local shopping facilities, hotels, cafes, theatre, a salmon fish ladder and caters for all forms of outdoor activity including walking and cycling trails, skiing in the winter and fishing on the River Tay.



# Property Summary

This 3 BEDROOM GROUND FLOOR APARTMENT set within an impressive refurbished Victorian building. Cuil an Daraich is situated within an enviable rural location which is steeped in history and offers stunning countryside views.

This spacious apartment is set on the ground level and comprises: Entrance hall that give access to all accommodation on offer, very spacious lounge with two front facing windows that allow natural light to flood the room and to take in the wonderful views of the River Tay, kitchen, 3 double bedrooms with master en-suite and a bathroom.

Externally there are two parking spaces that come with the property as well as a large front facing private garden. It is fully laid to lawn for ease of maintenance and is ideal for outdoor dining.



# Key property features

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- ✓ 3 double bedrooms
- ✓ Spacious lounge
- ✓ Ground floor apartment
- ✓ Private garden
- ✓ Ideal holiday home
- ✓ Stunning views
- ✓ Master en-suite
- ✓ Parking to the rear
- ✓ Close to local amenities
- ✓ Great walks nearby









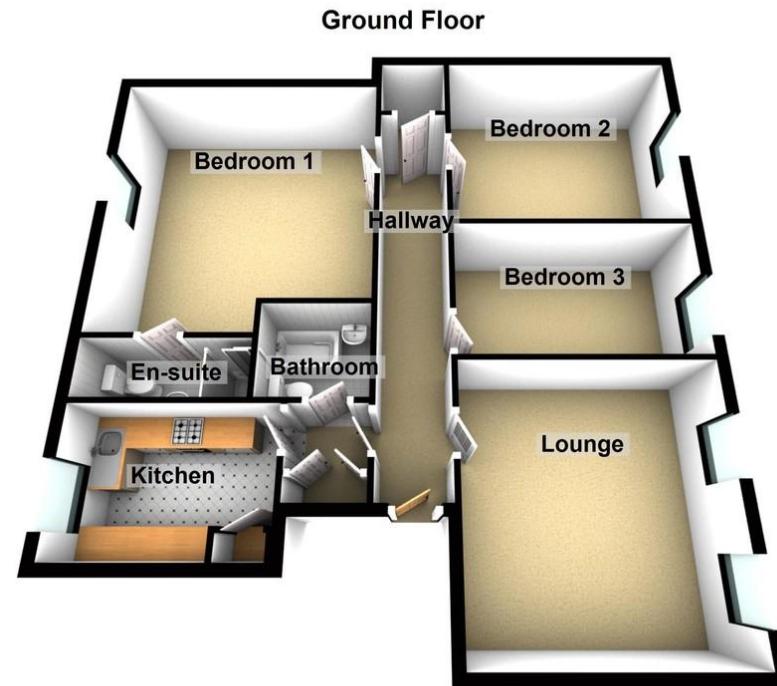
# Have a property to sell?

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



# Floorplans

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# Property Room sizes

## ENTRANCE HALL

## LOUNGE/DINER

21' 3" x 15' 1" (6.48m x 4.6m)

## KITCHEN

11' 10" x 10' 2" (3.61m x 3.1m)

## BEDROOM

15' 9" x 13' 8" (4.8m x 4.17m)

## ENSUITE

4' 5" x 3' 1" (1.35m x 0.94m)

## BEDROOM

15' 7" x 10' 4" (4.75m x 3.15m)

## BEDROOM

14' 3" x 10' 6" (4.34m x 3.2m)

## BATHROOM

8' 5" x 4' 6" (2.57m x 1.37m)

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)

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