

Buy your next home with Next Home

Leading Perthshire Estate Agency

2 Woodhouse Cottage, Pitlochry, PH16 5RB

Offers Over £175,000

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NEXT HOME
ESTATE & LETTING AGENTS

Buying with Next Home

2 Woodhouse Cottage, Pitlochry, PH16 5RB



Many thanks for your interest in
2 Woodhouse Cottage, Pitlochry, PH16
5RB.

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
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guide you through the selling and buying
process.

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property ladder our consultants can
advise you through the whole process.

We offer free, no obligation mortgage
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If you would like to be kept informed of
other great properties like this one, please
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will email you of new property listings and
property open days.

About the area

Pitlochry is set in the heart of the beautiful Perthshire countryside 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.



Property summary

Set in the most private location Next Home are delighted to bring this 2 bedroom semi-detached bungalow to the Pitlochry market.

The property would make an ideal holiday home or investment with spacious accommodation comprising: Conservatory, that acts as an entrance porch, entrance hall that gives access to all rooms on offer, lounge with wood burning stove, open plan kitchen/diner , utility room, 2 double bedroom and a shower room.

The bungalow is situated on a good-sized plot with an elevated large side and rear gardens that offer views to the fields and the potential to extend.

There is a large wooden garage to the side and parking to the front.

Heat is provided through wet electric heating. Septic Tank and private water supply

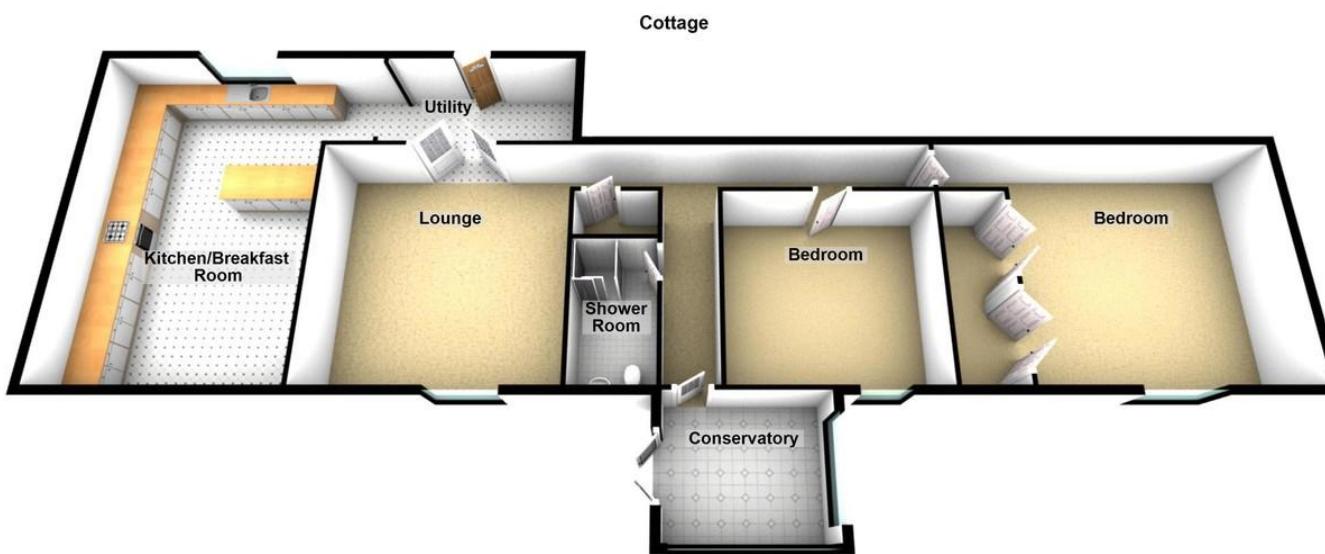


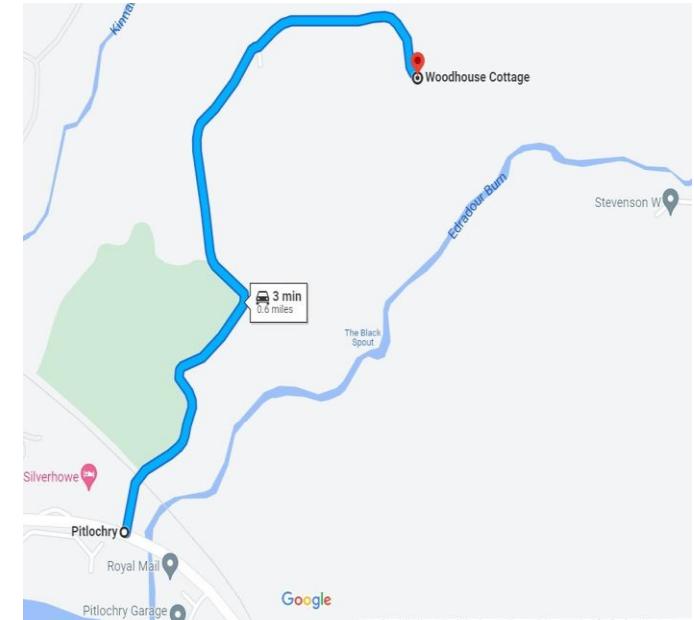
Key property features

- ✓ 2 double bedrooms
- ✓ Very private location
- ✓ Ideal holiday home
- ✓ Ideal investment
- ✓ Countryside views
- ✓ Great walks nearby
- ✓ Potential to extend
- ✓ Private water supply
- ✓ Septic tank
- ✓ Double garage



Floorplans





Property Room Sizes

CONSERVATORY 8' 8" X 4' 8" (2.64M X 1.42M)

ENTRANCE HALL

LOUNGE 15' 5" X 10' 8" (4.7M X 3.25M)

UTILITY ROOM 8' 8" X 4' 8" (2.64M X 1.42M)

KITCHEN/BREAKFAST ROOM 16' 4" X 13' 3" (4.98M
X 4.04M)

BEDROOM 12' 9" X 12' 7" (3.89M X 3.84M)

BEDROOM 10' X 9' 4" (3.05M X 2.84M)

SHOWER ROOM 6' 9" X 3' 8" (2.06M X 1.12M)

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

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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