

A photograph of a single-story stone cottage with a grey slate roof. Two chimneys are visible. A set of solar panels is mounted on the roof. A large glass-enclosed porch is on the right side of the house. A red classic car is parked on the grass in front of the house. A stone wall is in the foreground on the left. A large tree is on the right. The sky is blue with some clouds.

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2 Woodhouse Cottage, Pitlochry, PH16 5RB

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# Buying with Next Home

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2 Woodhouse Cottage, Pitlochry, PH16 5RB

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# About the area

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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

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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





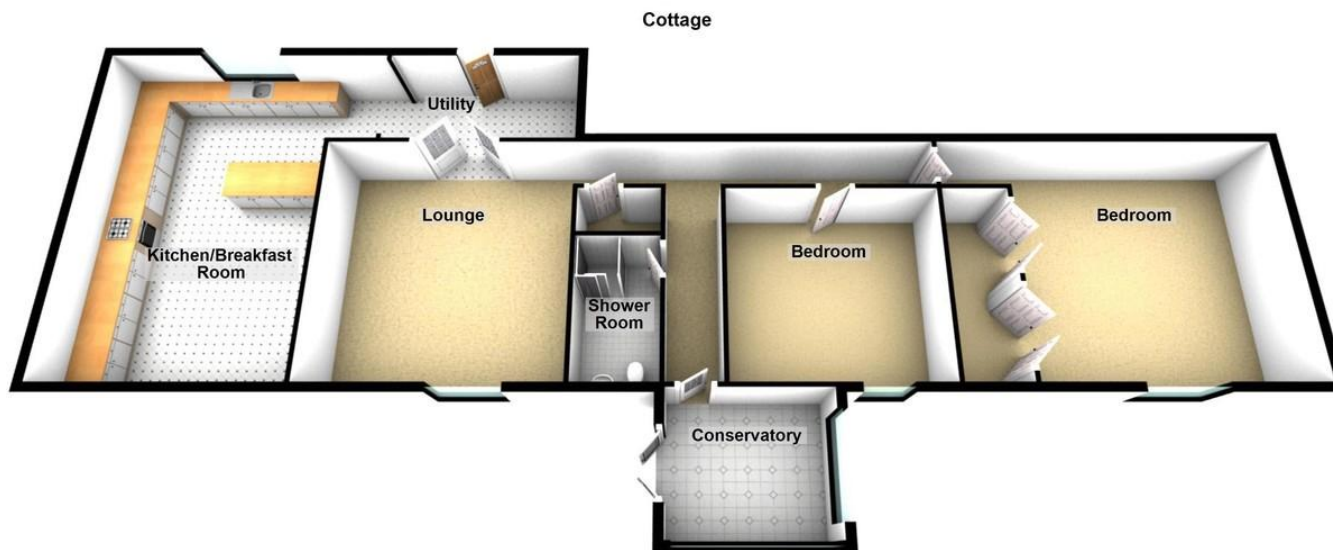
# Key property features

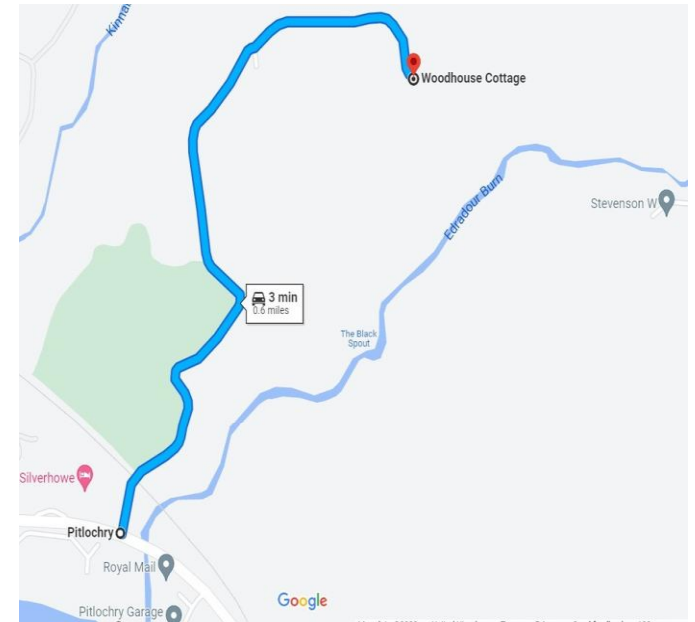
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- ✓ 2 double bedrooms
- ✓ Very private location
- ✓ Ideal holiday home
- ✓ Ideal investment
- ✓ Countryside views
- ✓ Great walks nearby
- ✓ Potential to extend
- ✓ Private water supply
- ✓ Septic tank
- ✓ Double garage



# 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.



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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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