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Leading Perthshire Estate Agency

31 Tomcroy Terrace, Pitlochry, PH16 5JA

Offers Over £165,000


NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

31 Tomcroy Terrace, Pitlochry, PH16 5JA

Many thanks for your interest with 31 Tomcroy Terrace, Pitlochry, PH16 5JA.

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

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

A fantastic opportunity to purchase this 2 bedroom semi-detached bungalow set within the pleasant town of Pitlochry.

The property is set over one level and comprises of: An L-shaped hallway which gives access to all accommodation on offer and to the loft space via ramsay ladder, spacious lounge with gas fire, kitchen/dining area with access to the impressive rear garden, 2 double bedrooms with storage and a 4 piece family bathroom.

Externally the property benefits from sitting on a substantial sized plot with garden grounds to the front and rear that are mainly laid to for ease of maintenance.

Additionally there is patio area and parking to the rear.

There is double glazing and gas central heating throughout



Key property features

- ✓ 2 Double bedrooms
- ✓ Walk in condtion
- ✓ Large front and back garden
- ✓ Lovely views
- ✓ Ideal holiday lett
- ✓ Parking to the rear
- ✓ Potential for an extension
- ✓ Popular residential area
- ✓ Close to local amenities
- ✓









An aerial photograph of a residential neighborhood, showing rows of houses with red brick walls and grey roofs. The image is overlaid with a semi-transparent blue filter. The houses are arranged in a grid-like pattern, with some featuring rear gardens and garages. The overall scene is a typical suburban housing estate.

Have a property to sell?

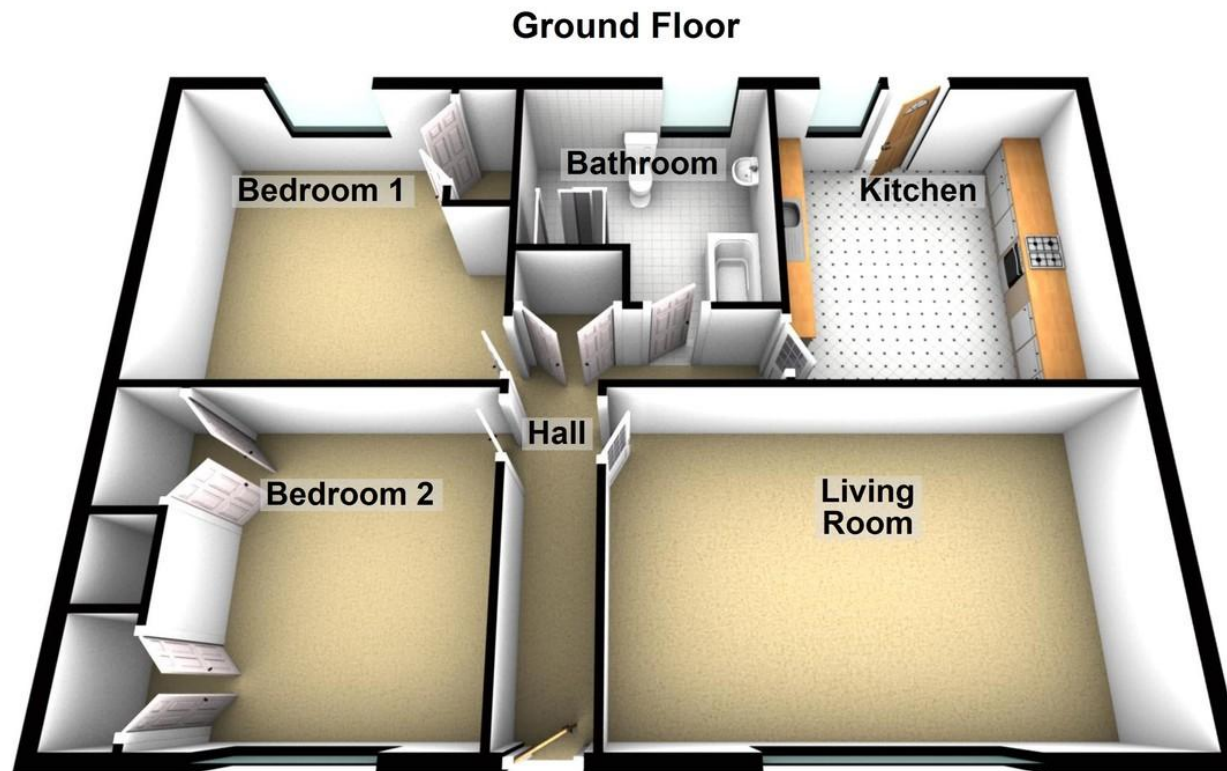
An expert from our local branch will provide you with the most accurate valuation.



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Floorplans





Property Room sizes

HALL

12' 4" x 8' 2" (3.76m x 2.49m)

LOUNGE

15' 9" x 11' 4" (4.8m x 3.45m)

KITCHEN/DINER

12' x 11' (3.66m x 3.35m)

BEDROOM

12' x 11' (3.66m x 3.35m)

BEDROOM

11' 9" x 11' 1" (3.58m x 3.38m)

BATHROOM

8' 5" x 8' 1" (2.57m x 2.46m)

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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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

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