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Leading Perthshire Estate Agency

The Rowans, Blair Atholl, Pitlochry, PH18 5TW

Offers Over £340,000


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ESTATE & LETTING AGENTS

Buying with Next Home

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Many thanks for your interest with The Rowans, Blair Atholl, Pitlochry, PH18 5TW.

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

Pitgowan area is located near the House of Bruar. This is an idyllic part of the Scottish Highlands known for its beautiful countryside, which provides a host of excellent rural sporting and outdoor opportunities such as fishing, stalking, walking, golf and cycling. The property is conveniently located for access to the A9 with easy access to both the north and south.

The village of Pitlochry is located approximately 10 miles away 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

Situated in the quiet Hamlet of Pitagowan, Blair Atholl 'The Rowans' offers peaceful countryside living and is ideal for buyers who enjoy gardening and the outdoors.

The Old School House sits on a generous sized plot with lovely secluded wrap-around garden ideal for a keen gardener or to add an outbuilding. The bungalow is set over one level and comprises: a newly built sun room/dining room with views to the garden, a lovely lounge with triple aspect windows and woodburning stove, a newly fitted kitchen/diner, 3 double bedrooms with master en-suite and a family bathroom.

There is off-street parking to the front of the property for 2/3 cars. The garden is low maintenance with mixture of plants and pots and multiple areas that can be further landscaped. Oil central heating and double glazing.



Key property features

- ✓ 3 double bedrooms
- ✓ Rare to the market
- ✓ Popular residential area
- ✓ Large garden
- ✓ Ideal holiday home
- ✓ Ideal for a family
- ✓ Close recreational facilities
- ✓ Walk in condition
- ✓ Sun room
- ✓ Canadian oak flooring











Have a property to sell?

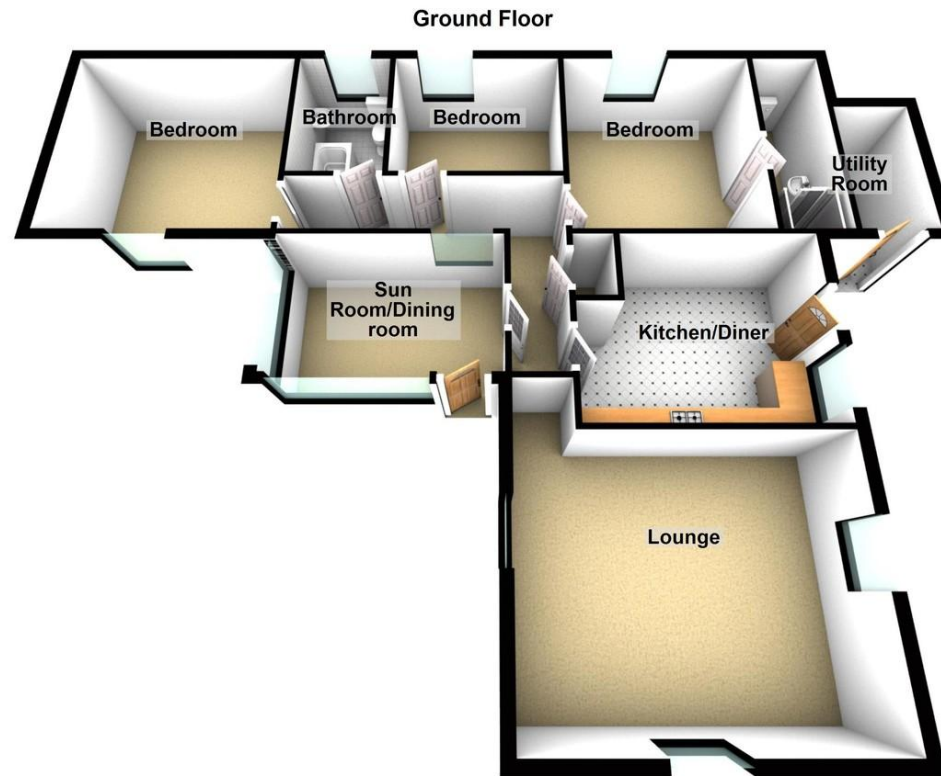
An expert from our local branch will provide you with the most accurate valuation.



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Floorplans





Property Room sizes

SUN ROOM

11' 7" x 7' 6" (3.53m x 2.29m)

LOUNGE

15' 7" x 14' 4" (4.75m x 4.37m)

KITCHEN/DINER

11' 5" x 11' (3.48m x 3.35m)

BEDROOM

12' 5" x 9' 4" (3.78m x 2.84m)

ENSUITE

7' 7" x 3' 8" (2.31m x 1.12m)

BEDROOM

12' 5" x 10' 9" (3.78m x 3.28m)

BEDROOM

9' 9" x 9' 1" (2.97m x 2.77m)

BATHROOM

8' 8" x 5' 1" (2.64m x 1.55m)

UTILITY ROOM

8' x 5' (2.44m x 1.52m)

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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