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70 Bonnethill Road, Pitlochry, PH16 5ED

Offers Over £345,000


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Buying with Next Home

70 Bonnethill Road, Pitlochry, PH16 5ED

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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.

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week until 9pm



Registered Buyers



No obligation
mortgage advice



Conveyancing
Quotations



First Time Buyer
with No Deposit



Next Home's
Buying Guide



Next Home
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.





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Property Summary

A rare opportunity to purchase this charming traditional SEMI DETACHED THREE BEDROOM VILLA situated within a prime position in the town of Pitlochry.

The property is set within beautiful garden grounds and affords magnificent views over the town and beyond. There are many period features including high ceilings with ornate cornicing, feature fireplaces and bay windows. Whilst the property would benefit from some cosmetic upgrading it offers immense potential.

The accommodation comprises entrance vestibule with Victorian tile flooring; reception hall; bright lounge with bay window; dining room; kitchen with fitted units and pantry; utility room with rear door and modern shower room with white suite on the ground floor together with three bedrooms and bathroom on the first floor.

There is a mixture of glazing and modern electric heating throughout. Externally there are enclosed garden grounds to the front, side and rear which are laid to lawn with glazed garden room and a large detached high roof double garage with workshop and conversion potential accessed from Murray Place with driveway providing off street parking for several vehicles.



Key property features

- ✓ Charming semi-detached villa
- ✓ Many period features
- ✓ Lovely views over the town and beyond
- ✓ Spacious lounge with bay window
- ✓ Dining room, kitchen and Utility room
- ✓ Large floored attic with scope for conversion
- ✓ Bathroom and modern shower room
- ✓ Landscaped garden grounds
- ✓ Large detached double garage with workshop and potential for conversion
- ✓ Driveway for several cars













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?

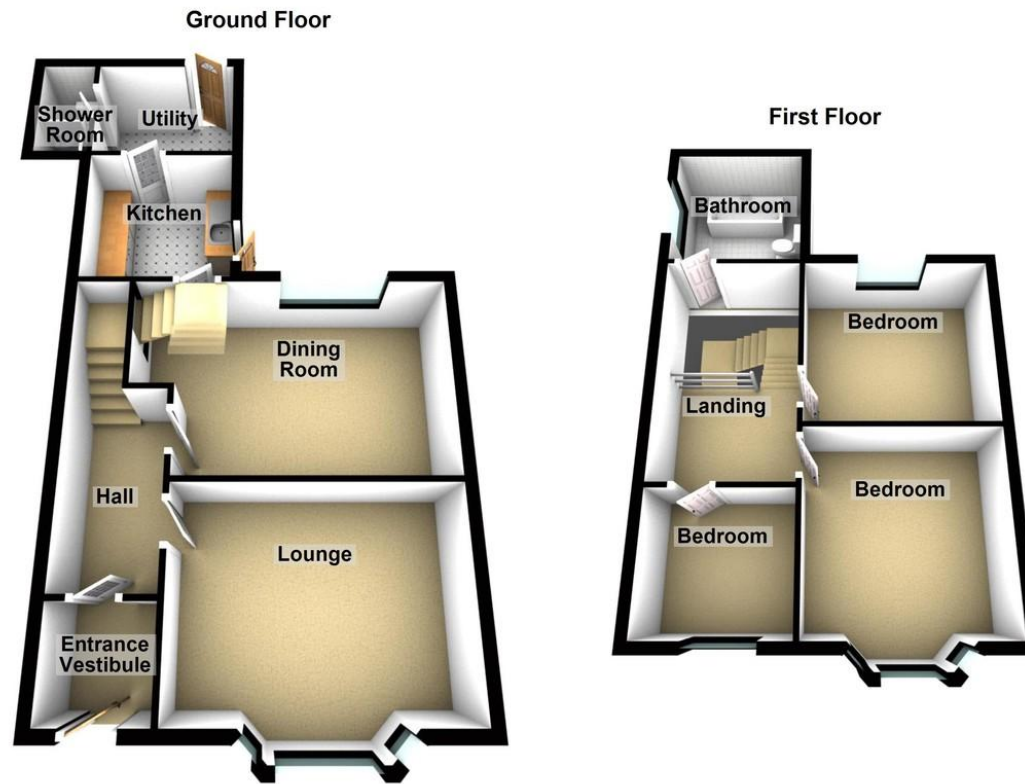
An expert from our local branch will provide you with the most accurate valuation.



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Floorplans





Property Room sizes

ENTRANCE HALL

LOUNGE

16' 9" x 14' 6" (5.11m x 4.42m)

DINING ROOM

16' 6" x 12' 9" (5.03m x 3.89m)

KITCHEN

8' 9" x 8' 2" (2.67m x 2.49m)

UTILITY ROOM

9' 9" x 9' 2" (2.97m x 2.79m)

SHOWER ROOM

11' 9" x 3' 6" (3.60m x 1.08m)

BEDROOM

17' 5" x 12' 3" (5.31m x 3.73m)

BEDROOM

13' 5" x 12' 4" (4.09m x 3.76m)

BEDROOM

10' 7" x 7' 4" (3.23m x 2.24m)

BATHROOM

8' 1" x 7' 1" (2.46m x 2.16m)

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

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