

An aerial photograph of a large, white, two-story house with a dark grey roof and multiple dormers. The house is surrounded by a green lawn and various trees, some with autumn foliage. To the right of the house is a railway track. In the background, there are other houses and a road. The overall scene is a suburban residential area.

# Buy your next home with Next Home

Leading Perthshire Estate Agency

Tigh Geal, Bruach Lane, Pitlochry, PH16 5DG

Offers Over £330,000

  
**NEXTHOME**  
ESTATE & LETTING AGENTS



# Buying with Next Home

---

Tigh Geal , Bruach Lane, Pitlochry, PH16 5DG

Many thanks for your interest with Tigh Geal , Bruach Lane, Pitlochry, PH16 5DG.

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 renown 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.

# Next Home your number 1 choice for property sales



FREE Valuations



We're open 7 days a  
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.









# Property Summary

---

We are delighted to bring to the market this immaculately presented FOUR BEDROOM DETACHED VILLA situated within a sizeable plot in the town of Pitlochry.

The property offers spacious accommodation comprising entrance hall; bright lounge with front facing picture window and feature open fireplace; conservatory with doors to the garden and patio area; dining kitchen with Rayburn cooker and back boiler; 2 double bedrooms and modern shower room on the ground floor together with office/box room and 2 further double bedrooms with excellent storage and the principal having an en-suite shower room.

Externally the driveway provides parking for several vehicles and the wrap around garden is predominantly laid to lawn with planted borders, patio areas and 2 timber sheds.

The former garage has been upgraded and is currently utilised as a games room with French doors, single door, power, light and WC. There is scope to convert into holiday accommodation subject to obtaining the necessary consents.

Early viewing is highly recommended.



# Key property features

---

- ✓ Detached Villa
- ✓ 4 Double Bedrooms
- ✓ Bright Lounge with open fireplace
- ✓ Conservatory
- ✓ Dining Kitchen
- ✓ Shower Room & En--suite Shower Room
- ✓ Large, enclosed garden
- ✓ External Games Room/Home Office
- ✓ Double Glazing and Oil Central Heating
- ✓ Close to town centre

























An aerial photograph of a suburban residential neighborhood, featuring rows of houses with red brick walls and grey tiled roofs. The houses are interspersed with green lawns and some trees. The entire image is covered with a semi-transparent blue filter. Overlaid on this background is white text and a logo.

# Have a property to sell?

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



**NEXTHOME**

ESTATE & LETTING AGENTS



# Floorplans

---







# Property Room sizes

---

## **HALL**

*13' 8" x 4' 10" (4.17m x 1.47m)*

## **LOUNGE**

*16' 0" x 12' 8" (4.88m x 3.86m)*

## **CONSERVATORY**

*9' 1" x 7' 4" (2.77m x 2.24m)*

## **DINING KICTHEN**

*14' 11" x 11' 1" (4.55m x 3.38m)*

## **SHOWER ROOM**

*7' 2" x 6' 1" (2.18m x 1.85m)*

## **BEDROOM 3**

*12' 3" x 11' 2" (3.73m x 3.4m)*

## **BEDROOM 4**

*9' 5" x 6' 11" (2.87m x 2.11m)*

## **BEDROOM 1**

*14' 0" x 13' 1" (4.27m x 3.99m)*

## **ENSUITE**

*6' 8" x 6' 8" (2.03m x 2.03m)*

## **BEDROOM 2**

*10' 10" x 10' 2 (w)" (3.3m x 3.1m)*

## **BOX ROOM/OFFICE**

*6' 2" x 4' 0" (1.88m x 1.22m)*

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..... 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](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)

*The only Perthshire estate agent available 7 days until 9pm*

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.

Registered Office Argyll House, Quarrywood Court, Livingston, West Lothian EH54 6AX. Registered in Scotland No. SC264812. NEXTHOME (Scotland) Ltd is an appointed representative of Kinggate Law Limited, which is authorised and regulated by the Financial Conduct Authority for advising on and arranging mortgages and insurance, broking and debt counselling of consumer credit agreements.



Next Home are proud to be members of the Property Ombudsman Scheme