

# 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.

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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

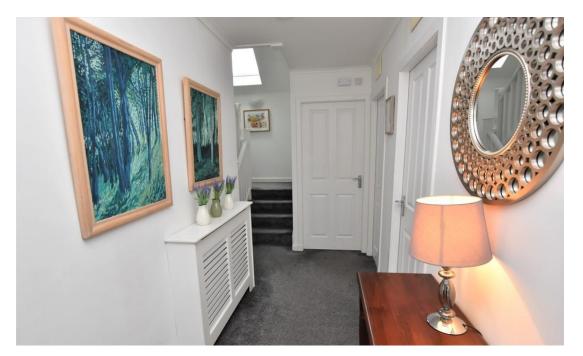
We are delighted to bring to the market this immaculately presented FOUR BEDROOM DETACHED VILLA situated within a sizeable plot in the town of Pitlochry.

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



















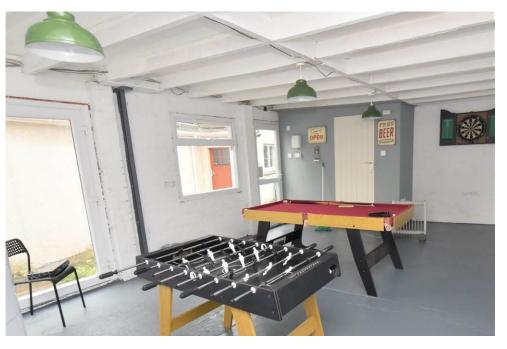


















### Floorplans













#### 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 roomsizes are approximate and for general guidance only. They cannot be relied upon for fitting carpets, fumiture etc.



#### TO ARRANGE A VIEWING OF THIS PROPERTY PLEASE TELEPHONE YOUR LOCAL BRANCH BELOW:

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41 - 43 Allan Street, Blairgowrie 01250 39 80 02	211 High
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The Property Ombudsman

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