

3 Bonnethill Road, Pitlochry, PH16 5BS

Offers Over £219,950

  
**NEXTHOME**  
ESTATE & LETTING AGENTS

# Buying with Next Home

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3 Bonnethill Road, Pitlochry, PH16 5BS

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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 reknown 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.

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We're open 7 days a  
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Registered Buyers



No obligation  
mortgage advice



Conveyancing  
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First Time Buyer  
with No Deposit



Next Home's  
Buying Guide



Next Home  
Open Days



# About the Area

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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

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Next home are delighted to bring this fully renovated, bright and spacious 1st floor apartment situated in the heart of the popular town of Pitlochry.

The property would make an ideal holiday home and is within walking distance to all amenities on offer.

Accessed via a private entrance, a carpeted stairwell leads to the spacious landing with dual aspect windows allowing natural light in. There is also access to the very spacious attic.

The lounge can fit a variety of furniture and offers fantastic views of the town with a lovely feature bay window. There is a brand new fully fitted and modern kitchen with utility room, 2 double bedrooms and a new 3 piece white bathroom suite with contemporary matte black fittings.

Pertaining to the property there is a large communal storage space located in the basement.

Private Parking can be found to the rear of the apartment block.

Brand new GCH and double glazing though out.

Please note the ground floor apartment will be converted into residential.



# Key property features

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- ✓ Fully renovated
- ✓ New GCH
- ✓ New DG
- ✓ Large attic space
- ✓ Ideal holiday home
- ✓ Chain free
- ✓ Large communal basement for storage
- ✓ Off-street parking
- ✓ Walking distance to all amenities





















An aerial photograph of a suburban residential neighborhood, featuring rows of brick houses with tiled roofs and green lawns. The image is overlaid with a semi-transparent blue filter. The text is centered in the upper half of the image.

# Have a property to sell?

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



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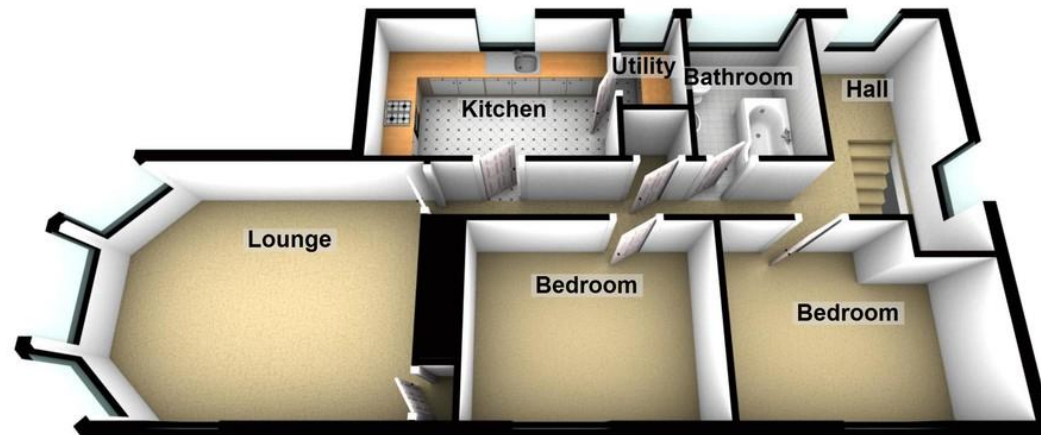
# Floorplans

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Ground Floor



First Floor







# Property Room sizes

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## HALL

## LOUNGE

*14' 5" x 12' (4.39m x 3.66m)*

## KITCHEN

*11' 6" x 8' 2" (3.51m x 2.49m)*

## UTILITY ROOM

*5' x 3' 4" (1.52m x 1.02m)*

## BEDROOM

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

## BEDROOM

*11' 9" x 10' 9" (3.58m x 3.28m)*

## BATHROOM

*8' 5" x 6' (2.57m x 1.83m)*

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:

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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)

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