

# Buy your next home with Next Home

Leading Perthshire Estate Agency

2 Drumcroy , Trinafour, Pitlochry, PH18 5UG

Offers Over £250,000

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**NEXTHOME**  
ESTATE & LETTING AGENTS

# Buying with Next Home

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2 Drumcroy , Trinafour, Pitlochry, PH18 5UG

Many thanks for your interest with 2 Drumcroy , Trinafour, Pitlochry, PH18 5UG.

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

The property is quietly tucked away surrounded by native woodland, yet only 10 minutes from the A9 and the House of Bruar where there are a range of shops.

Beautiful walks are on the doorstep with Loch Errochty a 20 minute stroll away and the surrounding area is renowned for its fishing, walking and other outdoor pursuits.

The property is set in a rural location only 20 minutes from the nearest town of Pitlochry.

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, doctors 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

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Next Home are delighted to bring this immaculately presented 3 bedroom semi-detached villa situated in the rural and sought after location of Trinafour, Perthshire.

The property has been renovated extensively throughout with spacious accommodation comprising: Entrance porch with space for outdoor attire, a welcoming dining hall which is open plan to lounge that has room for a variety of freestanding furniture and a woodburning stove, tastefully decorated kitchen with 5 ring induction hob with a double oven and grill, utility room, 3 double bedrooms and a modern bathroom.

The plot is of a generous size with decking areas throughout for outdoor dining, vegetable plots, large wooden workshop and off-road parking can be found to the front of the property.

Additionally the property benefits from wonderful walk nearby with easy access to nearby woodlands and Loch Errochty is only a 20 minute walk from the rear garden.





# Key property features

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- ✓ Immaculately presented
- ✓ Open-plan living
- ✓ Ideal holiday or primary home
- ✓ Large garden
- ✓ Stunning countryside location
- ✓ 3 double bedrooms
- ✓ Large workshop
- ✓ Modern bathroom and Kitchen
- ✓ Woodburning stove
- ✓ Rare to the market
- ✓ Hardwood flooring throughout















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.



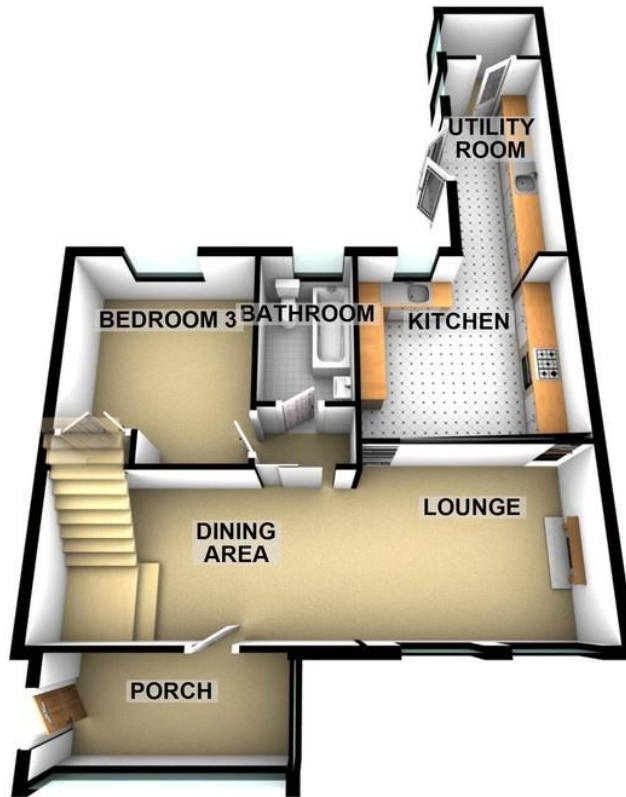
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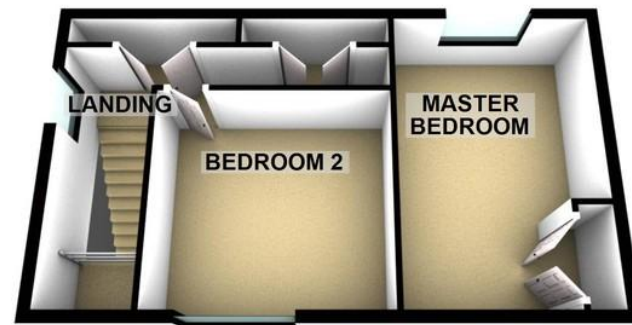
# Floorplans

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GROUND FLOOR



FIRST FLOOR







# Property Room sizes

## PORCH

9' 7" x 6' 4" (2.92m x 1.93m)

## DINING AREA

9' 8" x 8' 1" (2.95m x 2.46m)

## LOUNGE

15' 1" x 12' 5" (4.6m x 3.78m)

## KITCHEN

11' 9" x 8' 8" (3.58m x 2.64m)

## UTILITY ROOM

13' x 6' 5" (3.96m x 1.96m)

## BEDROOM(UPSTAIRS)

14' 11" x 9' 8" (4.55m x 2.95m)

## BEDROOM(UPSTAIRS)

12' x 8' 11" (3.66m x 2.72m)

## BEDROOM(GROUND FLOOR)

12' x 8' 6" (3.66m x 2.59m)

## BATHROOM

8' 6" x 6' 5" (2.59m x 1.96m)

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)

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