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Leading Perthshire Estate Agency

Rothwell Cottage, Killiecrankie, Pitlochry, PH16 5LG

Offers Over £230,000


NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

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Many thanks for your interest with Rothwell Cottage, Killiecrankie, Pitlochry, PH16 5LG.

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

Rothwell Cottage is situated in the village of Killiecrankie just a ten minute drive from the 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 community hospital.

The town remains a popular holiday destination and attractions include the fish ladder, Pitlochry Festival Theatre and the nearby Blair Castle. A wide range of outdoor leisure facilities are available in and round the area including walking, golfing, horse riding and fishing.

There is a main line station located in Pitlochry and the town is bypassed by the A9 trunk route providing quick access to the north and south. The nearby city of Perth lies approximately 27 miles to the south.



Property Summary

We are delighted to bring to the market this immaculately presented DETACHED THREE BEDROOM BUNGALOW situated within the popular village of Killiecrankie.

The property is in walk in condition and the accommodation comprises entrance vestibule; hall with storage cupboard; lounge/dining room; conservatory; modern kitchen with integrated oven, hob, extractor, dishwasher and fridge/freezer; modern bathroom; 3 double bedrooms with the principal having an en-suite shower room.

There is double glazing and LPG heating throughout.

Externally the property has off street parking and the beautiful garden is laid to lawn with planted borders, apple tree, paved patio area and large timber summerhouse/cabin.

Early viewing is highly recommended to appreciate the quality of accommodation on offer.



Key property features

- ✓ Detached Bungalow
- ✓ Bright & Spacious Lounge
- ✓ Conservatory
- ✓ Modern Kitchen
- ✓ Bathroom and En-suite
- ✓ 3 Double Bedrooms
- ✓ Off Street Parking
- ✓ Enclosed Garden
- ✓ Timber Summerhouse/Cabin
- ✓ Quiet Location









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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

LOUNGE/DINING ROOM

21' 3" x 11' 9" (6.5m x 3.6m)

KITCHEN

12' 1" x 9' 10" (3.7m x 3.0m)

CONSERVATORY

12' 1" x 9' 2" (3.7m x 2.8m)

BATHROOM

7' 10" x 4' 9" (2.4m x 1.45m)

BEDROOM

12' 9" x 12' 1" (3.9m x 3.7m)

EN-SUITE

12' 1" x 3' 11" (3.7m x 1.2m)

BEDROOM

10' 9" x 8' 10" (3.3m x 2.7m)

BEDROOM

10' 2" x 9' 10" (3.1m x 3.0m)



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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

For more information about Next Home and our services please visit www.nexthomeonline.co.uk

The only Perthshire estate agent available 7 days until 9pm

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