



# Buy your next home with Next Home

Leading Perthshire Estate Agency

Learig Buail-Bhan, Ballinluig, Pitlochry, Perthshire, PH9 0NH

Offers Over £299,950

**NEXTHOME**  
ESTATE & LETTING AGENTS

# Buying with Next Home

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Learig Buail-Bhan, Ballinluig, Pitlochry, Perthshire,  
PH9 0NH

Many thanks for your interest with Learig Buail-Bhan, Ballinluig, Pitlochry, Perthshire, PH9 0NH.

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.

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

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The village is served with a range of local amenities including a post office, town hall, grocery shop, café, service station and hotel with Inn and restaurant.

Further amenities include a nursery and primary school located at the end of the street, a bus stop that also provides school pick up and drop off for 2 local high schools.

Walking opportunities are endless at Learig with a 15 minute walk to the River Tummel, a 20 minute walk to the River Tay or a beautiful woodland walk through Ballinluig or Logierait woods.

Ballinluig is situated perfectly for a commuter with easy access to the A9. The town of Pitlochry lies 6 miles north of the picturesque village of Ballinluig providing ample amenities including shopping, banking, professional offices, doctor's surgery and a community hospital.





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Visit [www.nexthomeonline.com/buying](http://www.nexthomeonline.com/buying)

# Property Summary

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Next Home are delighted to bring to the market this bright and spacious three bedroom detached bungalow situated in the quiet village of Ballinluig. The property occupies a generous sized plot with spacious accommodation comprising: an entrance hall with ample storage, a lounge/dining room that can fit a variety of free standing furniture leading to a bright and spacious conservatory, spacious kitchen, utility room, 3 bedrooms with built in storage with principal en-suite and a family bathroom.

There is a large low maintenance wrap around garden providing ample outdoor space with a decked area to the front and rear.

Off street parking is provided by a large graveled driveway which leads to a double garage.

The property benefits from oil central heating and double glazing throughout.



# Key property features

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- ✓ Detached Bungalow
- ✓ Oil Central Heating
- ✓ Double Garage
- ✓ 3 Bedrooms
- ✓ Principal En-Suite
- ✓ Large garden with decked areas
- ✓ Off-street parking
- ✓ Double Glazing
- ✓ Ideal Family Home
- ✓ Breathtaking Views
- ✓ Open Coal Fire















# 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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# Property Room sizes

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## HALL

## LIVING ROOM

18' 11" x 14' 2" (5.77m x 4.32m)

## DINING ROOM

13' 3" x 9' 7" (4.04m x 2.92m)

## KITCHEN

14' 0" x 9' 7" (4.27m x 2.92m)

## UTILITY ROOM

8' 1" x 6' 0" (2.46m x 1.83m)

## CONSERVATORY

8' 4" x 12' 5" (2.54m x 3.78m)

## BATHROOM

8' 3" x 5' 8" (2.51m x 1.73m)

## BEDROOM

15' 6" x 10' 7" (4.72m x 3.23m)

## BEDROOM

11' 5" x 9' 11" (3.48m x 3.02m)

## BEDROOM

8' 1" x 10' 7" (2.46m x 3.23m)

## ENSUITE

8' 4" x 2' 11" (2.54m x 0.89m)

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.



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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](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*

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