

# Buy your next home with Next Home

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Leading Perthshire Estate Agency

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Calvine Cottage, Calvine, Pitlochry, PH18 5UB

Offers Over £195,000

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**NEXTHOME**  
ESTATE & LETTING AGENTS



# Buying with Next Home

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Calvine Cottage, Calvine, Pitlochry, PH18 5UB

Many thanks for your interest with Calvine Cottage, Calvine, Pitlochry, PH18 5UB.

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

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Calvine is located within 1 mile of the House of Bruar shopping emporium which includes a restaurant and has been described as the Harrods of the north.

Nearby there is an Inn in the adjacent hamlet of Struan and there are a range of outdoor and leisure facilities nearby including excellent walks and cycle routes. The picturesque Bruar Falls walk is recommended and a panoramic view of the lovely Vale of Atholl opens up before you from the top of Struan point. Further amenities and facilities including doctors and dental practices, together with schooling can be found in the towns of Pitlochry and Aberfeldy.

The A9 provides easy access to the north and south and there is a rail line which stops in the village of Blair Atholl and the town of Pitlochry.



# Property Summary

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Next Home are delighted to bring to the market this spacious 2 bedroom semi-detached villa situated in the sought after area of Calvine.

The property would make an ideal holiday home and offers spacious accommodation set over 3 levels comprising: Entrance hall with storage and shower room, a lovely bright and spacious lounge with large gas fired stove and space for a variety of free-standing furniture, the kitchen is located on the mezzanine level, 2 double bedrooms with the principal bedroom offering a 4 piece bathroom suite.

To the front there is a garden that laid to lawn for ease of maintenance and parking can be found to the rear.

Gas central heating and double glazing throughout.





# Key property features

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- ✓ Ideal holiday home
- ✓ Great potential
- ✓ Chain free
- ✓ Popular holiday location
- ✓ Rare to the market
- ✓ LPG gas
- ✓ Spacious rooms















Have a property to sell?

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

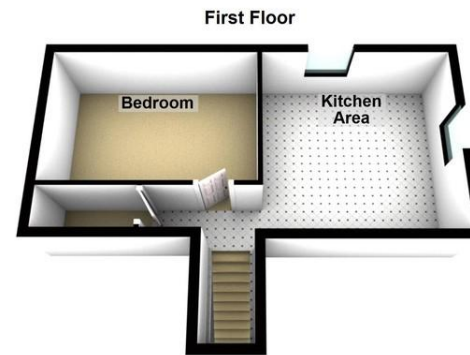
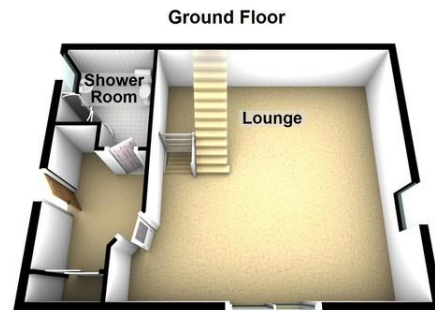
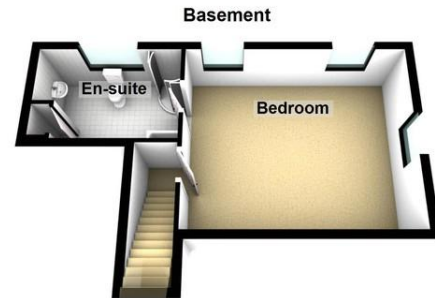


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# Floorplans

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# Property Room sizes

## ENTRANCE HALL

### LOUNGE

20' 3" x 15' 7" (6.17m x 4.75m)

### KITCHEN AREA

12' 2" x 13' 5" (3.71m x 4.09m)

### BEDROOM(LOWER)

14' 7" x 12' 9" (4.44m x 3.89m)

### ENSUITE

10' 2" x 9' 1" (3.1m x 2.77m)

### BEDROOM(UPPER)

11' 9" x 9' 5" (3.58m x 2.87m)

## SHOWER ROOM

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)

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