



Buy your next home with Next Home

Leading Perthshire Estate Agency

1 Braeside Road, Ballinluig, Pitlochry, PH9 0NQ

Offers Over £185,000

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NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

1 Braeside Road, Ballinluig, Pitlochry, PH9 0NQ

Many thanks for your interest with 1 Braeside Road, Ballinluig, Pitlochry, PH9 0NQ.

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

Further amenities including shops, banking facilities, nursery, primary and secondary schooling can be found in the nearby town of Pitlochry which lies approximately 5 miles to the North. The city of Perth lies approximately 22 miles to the South where a further range of facilities can be found. 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.



Property Summary

Next Home are delighted to bring to the market this 3 bedroom semi-detached bungalow situated in the quiet location of Ballinluig.

The property has been recently redecorated and would be ideal for a host of buyers with spacious accommodation set over one level comprising: Vestibule, entrance hall, spacious lounge/dining room with woodburning stove, kitchen, 3 double bedrooms with built in storage and a newly fitted bathroom. The property occupied a very large plot and has great potential for an extension.

There is a wraparound garden that is mainly laid to lawn for ease of maintenance and off-street parking is offered to the rear of the property via a gravelled driveway and can house 3/4 cars.

There is also a large wood garage ideal for storage. Additionally there is outhouse to the rear of the property offering more storage.

Electric storage heaters and double glazing throughout.



Key property features

- ✓ 3 double bedrooms
- ✓ Recently redecorated
- ✓ New bathroom
- ✓ Large plot
- ✓ Great potential for an extension
- ✓ Close to Pitlochry
- ✓ Ideal for a host of buyers
- ✓ Great walks nearby
- ✓ Off-street parking
- ✓ Well presented









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

Have a property to sell?

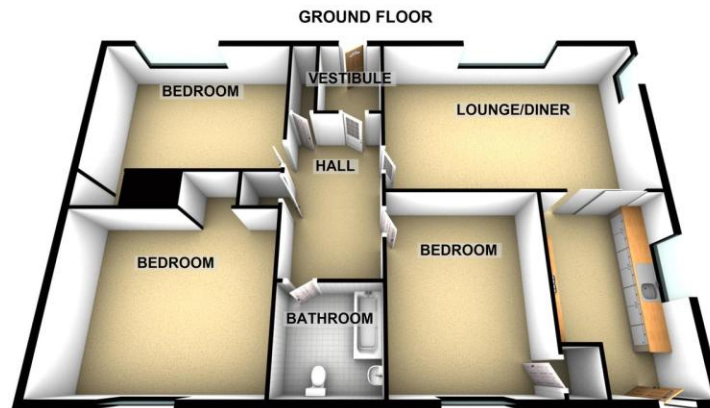
An expert from our local branch will provide you with the most accurate valuation.



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Floorplans





Property Room sizes

VESTIBULE

ENTRANCE HALL

LOUNGE/DINER

17' x 11' 3" (5.18m x 3.43m)

KITCHEN

13' 4" x 8' (4.06m x 2.44m)

BEDROOM

14' 7" x 11' 3" (4.44m x 3.43m)

BEDROOM

11' 3" x 10' 1" (3.43m x 3.07m)

BEDROOM

13' 4" x 8' 4" (4.06m x 2.54m)

BATHROOM

8' 5" x 8' 4" (2.57m x 2.54m)

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

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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