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Leading Perthshire Estate Agency

Sonas, Pitlochry, PH16 5JT

Offers Over £650,000


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ESTATE & LETTING AGENTS

Buying with Next Home

Sonas, Pitlochry, PH16 5JT

Many thanks for your interest with Sonas, Pitlochry, PH16 5JT.

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 located between Ballinluig and Pitlochry and set within a beautiful, tranquil countryside location.

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 access to the North and South.

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



Property Summary

We are delighted to bring to the market this Bespoke DETACHED EXECUTIVE FOUR BEDROOM VILLA situated within a quiet location on the fringe of the town of Pitlochry.

The property offers spacious open plan living and combines traditional stone with contemporary design. The finishings throughout are to an exceptionally high standard including solid Oak doors and facings, glass balustrade staircase and double sided wood burning stove.

The accommodation comprises wide entrance hall; open plan living/dining/kitchen with integrated appliances, doors to the garden and a split level leads to the formal lounge; utility room; modern shower room; family bathroom with roll top tub; 4 double bedrooms with exceptional storage, 2 of which benefit from having en-suite shower rooms.

The ground floor has underfloor heating and there is triple glazing throughout with the exception of the glazed screen at the front door which is double glazed.

There is an Integral double garage and driveway accommodating several vehicles.

The large garden is laid to lawn with attractive paved patio area. The views towards the top tier of the garden towards the River and beyond are magnificent.



Key property features

- ✓ Bespoke Detached Villa
- ✓ Contemporary & Traditional Features
- ✓ Finished to a very high specification
- ✓ Modern open plan living
- ✓ 4 Double Bedrooms
- ✓ Bathroom, Shower Room and 2 En-Suites
- ✓ Private Bio-disc drainage system & Mains water
- ✓ Air Source Heat Pump Heating & Underfloor heating on ground floor together with Triple Glazing
- ✓ Beautiful Landscaped Garden and views
- ✓ Double Garage & Driveway









Have a property to sell?

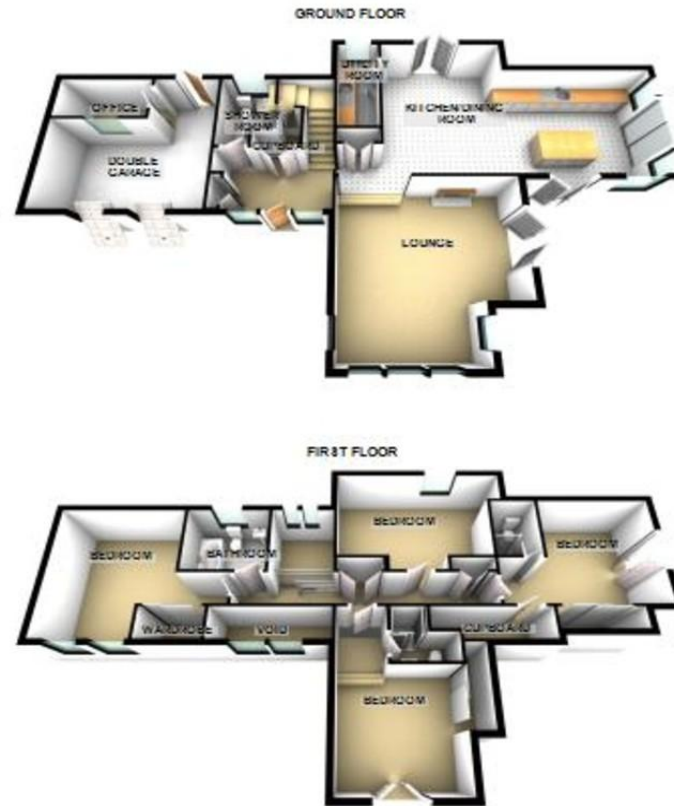
An expert from our local branch will provide you with the most accurate valuation.

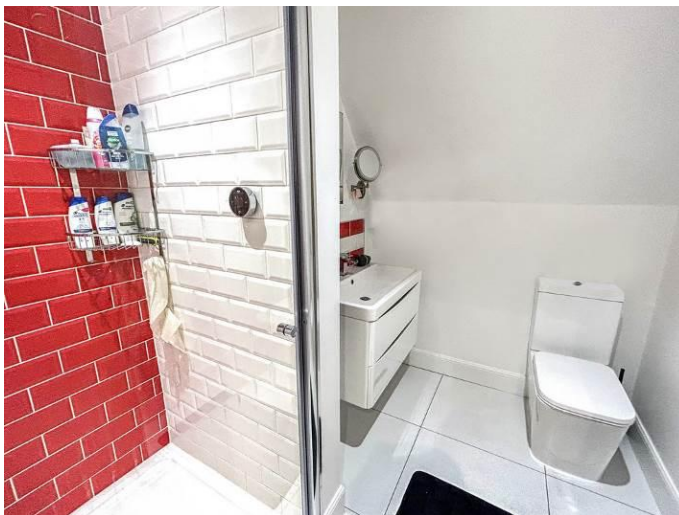


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Floorplans





Property Room sizes

ENTRANCE HALL

14' 7" x 10' 5" (4.44m x 3.18m)

LOUNGE

19' 0" x 18' 6" (5.79m x 5.64m)

KITCHEN/DINING ROOM

34' 6" x 19' 8" (widest points)" (10.52m x 5.99m)

UTILITY ROOM

10' 0" x 5' 10" (3.05m x 1.78m)

SHOWER ROOM

9' 1" x 6' 10" (2.77m x 2.08m)

LANDING

27' 6" x 4' 0" (8.38m x 1.22m)

PRINCIPAL BEDROOM

20' 7" x 13' 0" (6.27m x 3.96m)

EN-SUITE

7' 7" x 6' 8" (2.31m x 2.03m)

BEDROOM

19' 5" x 13' 1" (5.92m x 3.99m)

EN-SUITE SHOWER ROOM

7' 5" x 7' 2" (2.26m x 2.18m)

BEDROOM

21' 1" x 16' 8" (6.43m x 5.08m)

BEDROOM

15' 7" x 14' 0" (4.75m x 4.27m)

BATHROOM

8' 7" x 7' 5" (2.62m x 2.26m)

DOUBLE GARAGE

18' 8" x 18' 0" (5.69m x 5.49m)

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

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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