

# Buy your next home with Next Home

Leading Perthshire Estate Agency

2 Station Cottages, Dalnaspidal, Pitlochry, PH18 5UJ

Offers Over £195,000

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**NEXT HOME**  
ESTATE & LETTING AGENTS

# Buying with Next Home

2 Station Cottages, Dalnaspidal, Pitlochry, PH18 5UJ

Many thanks for your interest with 2 Station Cottages, Dalnaspidal, Pitlochry, PH18 5UJ.

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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The property is located in the hamlet of Dalnaspidal which is located approximately 15 miles North of Pitlochry along the A9.

It was an historic railway stop. This area was carved out by Glacial retreat and created a stunning viewpoint towards Loch Gary and the hills beyond.

The property has easy access to the A9 North and South. A short drive away you will find the House of Bruar and then southwards to 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, 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.



# Property Summary

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We are delighted to bring to the market this charming traditional SEMI DETACHED THREE BEDROOM COTTAGE which offers lovely accommodation, large garden grounds and a stunning view.

The accommodation comprises entrance hall; lounge with feature solid fuel burner; Modern kitchen with 4 ring gas burner hob, extractor, integrated fridge/freezer and free standing washer/Dryer; bathroom and double bedroom on the ground floor and 2 further bedrooms together with a large walk in store cupboard on the first floor.

The property has an oil central heating system and is double glazed throughout.

Externally there is a large garden which is laid to lawn with a small pebbled patio area.

The outlook is stunning with beautiful views over the surrounding hills and river.

Parking is available to the side of the property.



# Key property features

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- ✓ Charming Traditional Semi Detached Cottage
- ✓ Beautiful Rural Location
- ✓ Magnificent views
- ✓ Views across to Ben Alder
- ✓ Lovely Large Garden
- ✓ Lounge with Feature Stove
- ✓ Kitchen with appliances
- ✓ 3 Bedrooms, one on the ground floor
- ✓ Not far from Loch Garry, Ericht and Rannoch
- ✓ Great access to the A9 - North and South









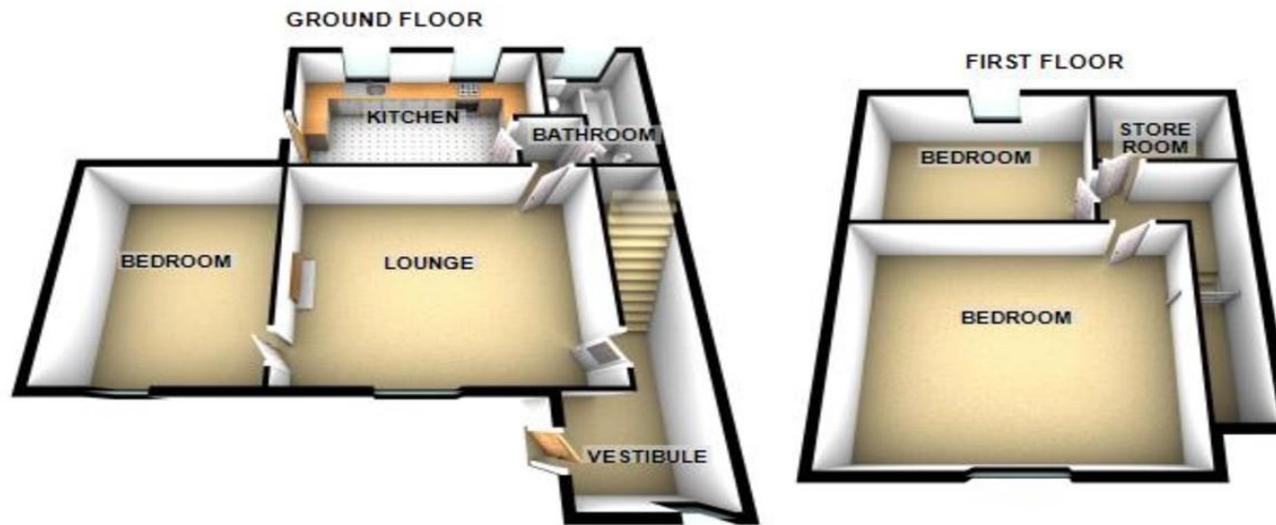
# Have a property to sell?

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



# Floorplans

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# Property Room sizes

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## **HALLWAY**

*9' 3" x 3' 2" (2.82m x 0.97m)*

## **LIVING ROOM**

*13' 10" x 11' 7" (4.22m x 3.53m)*

## **KITCHEN**

*11' 5" x 7' 9" (3.48m x 2.36m)*

## **BATHROOM**

*7' 9" x 4' 9" (2.36m x 1.45m)*

## **DOWNSTAIRS BEDROOM**

*11' 4" x 10' 0" (3.45m x 3.05m)*

## **BEDROOM 1**

*14' 0" x 11' 7" (4.27m x 3.53m)*

## **BEDROOM 2**

*10' 11" x 7' 10" (3.33m x 2.39m)*

## **STORE ROOM**

*6' 3" x 4' 6" (1.91m x 1.37m)*

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](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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Ombudsman Scheme