



Buy your next home with Next Home

Leading Perthshire Estate Agency

7 Bunrannoch Place, Kinloch Rannoch, Pitlochry, PH16 5PZ

Offers Over £135,000

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NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

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PH16 5PZ

Many thanks for your interest with 7 Bunrannoch Place, Kinloch Rannoch, Pitlochry, PH16 5PZ.

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

Kinloch Rannoch offers a variety of local amenities that include a primary school and post office/convenience store and is only 18 miles from Pitlochry.

The town of Pitlochry benefits from local shops, restaurants and tourist attractions. Kinloch Rannoch is on the banks of the River Tummel and accessed via the A9 trunk road and B846, at the east end of Loch Rannoch.

This area is ideal for enjoying numerous outdoor pursuits including rafting, cycling and trekking.



Property Summary

A rare opportunity to purchase this THREE BEDROOM SEMI DETACHED VILLA set in the picturesque village of Kinloch Rannoch.

The property offers spacious accommodation over two floors comprising entrance hall; lounge; kitchen; Conservatory; upper landing; three double bedrooms and a family bathroom.

The property would benefit from some cosmetic upgrading, however makes an excellent family home with magnificent views in a quiet location.

There is electric heating and double glazing throughout.

The spectacular scenery which surrounds the area is a must to see and local amenities and the beautiful loch are within walking distance.

Early viewing is highly recommended.



Key property features

- ✓ Spacious Villa
- ✓ Large Garden
- ✓ Conservatory
- ✓ Lounge & Kitchen
- ✓ 3 Bedrooms
- ✓ Beautiful location
- ✓ Walking distance to all local amenities
- ✓ Stunning scenery
- ✓ Rare to the market
- ✓ Electric Heating & Double Glazing









An aerial photograph of a suburban residential neighborhood, featuring rows of brick houses with tiled roofs and green lawns. The image is overlaid with a semi-transparent blue filter. The text is centered in 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

HALLWAY

14' 0" x 3' 11" (4.27m x 1.19m)

LIVING ROOM

18' 0" x 12' 7" (5.49m x 3.84m)

KITCHEN

17' 0" x 8' 10" (5.18m x 2.69m)

CONSERVATORY

11' 0" x 11' 0" (3.35m x 3.35m)

BEDROOM 3 - DOWNSTAIRS

10' 7" x 10' 7" (3.23m x 3.23m)

BEDROOM 1

14' 9" x 10' 7" (4.5m x 3.23m)

BEDROOM 2

13' 10" x 10' 0" (4.22m x 3.05m)

BATHROOM

7' 9" x 5' 4" (2.36m x 1.63m)

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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