



Buy your next home with Next Home

Leading Perthshire Estate Agency

2 The Steading, Donavourd, Pitlochry, PH16 5JS

Offers Over £299,950.00

■■■■
NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

2 The Steading, Donavourd, Pitlochry, PH16 5JS

Many thanks for your interest with 2 The Steading, Donavourd, Pitlochry, PH16 5JS.

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 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

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

We are delighted to bring to the market this immaculately presented THREE BEDROOM MID TERRACED CONVERTED STEADING situated within a quiet hamlet on the fringe of the town of Pitlochry.

The property offers well proportioned accommodation over two floors comprising entrance hall with under stair cupboard; WC; bright lounge with dual aspect windows and feature fireplace together with door to the rear; dining room with door to the rear and open plan to the kitchen which has breakfast bar and a range of appliances; utility room with space for white goods, useful sink and door to rear; principal double bedroom with wardrobe and en-suite shower room in white, also with dual aspect windows; second double bedroom with fitted wardrobe; single bedroom and bathroom with white suite and shower over the bath.

There is double glazing and oil central heating throughout.

Externally the rear garden is laid to lawn and benefits from a large patio area and timber shed.

There is parking to the rear.



Key property features

- ✓ Mid Terraced Steading Conversion
- ✓ Bright Lounge with feature fireplace
- ✓ Dining room with door to the garden
- ✓ Breakfasting Kitchen
- ✓ Utility Room & WC
- ✓ 3 Bedrooms
- ✓ Bathroom & En-suite
- ✓ Double Glazing & Oil Central Heating
- ✓ Garden and parking
- ✓ Quiet Location and Beautiful walks













An aerial photograph of a suburban residential neighborhood, featuring rows of houses with red brick walls and grey tiled roofs. The image is overlaid with a semi-transparent blue filter. The houses are arranged in a grid-like pattern, with some featuring rear gardens and driveways. The overall scene is peaceful and typical of a suburban setting.

Have a property to sell?

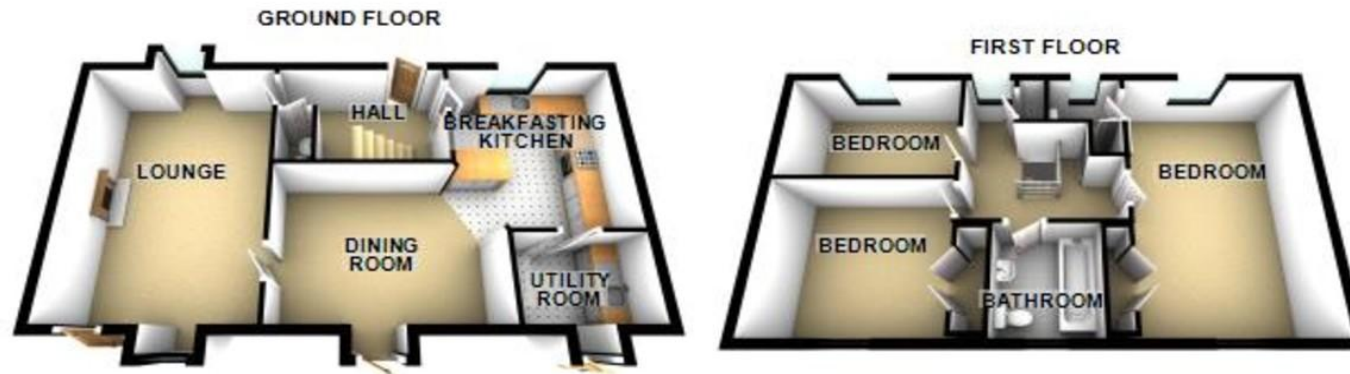
An expert from our local branch will provide you with
the most accurate valuation.



NEXTHOME

ESTATE & LETTING AGENTS

Floorplans



Property Room sizes

HALL

9' 11" x 5' 6" (3.02m x 1.68m)

LOUNGE

16' 3" x 15' 3" (4.95m x 4.65m)

DINING ROOM

11' 4" x 8' 4" (3.45m x 2.54m)

BREAKFASTING KITCHEN

10' 4" x 10' 2" (3.15m x 3.1m)

UTILITY ROOM

8' 5" x 6' 2" (2.57m x 1.88m)

WC

3' 3" x 3' 2" (0.99m x 0.97m)

BEDROOM

15' 5" x 9' 6" (4.7m x 2.9m)

EN-SUITE

8' 5" x 3' 4" (2.57m x 1.02m)

BEDROOM

12' 6" x 8' 7" (3.81m x 2.62m)

BEDROOM

13' 1" x 6' 3" (3.99m x 1.91m)

BATHROOM

8' 5" x 5' 0" (2.57m x 1.52m)

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

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.

Registered Office Argyll House, Quarrywood Court, Livingston, West Lothian EH54 6AX. Registered in Scotland No. SC264812. NEXTHOME (Scotland) Ltd is an appointed representative of Kinggate Law Limited, which is authorised and regulated by the Financial Conduct Authority for advising on and arranging mortgages and insurance, broking and debt counselling of consumer credit agreements.



Next Home are proud to be members of the Property Ombudsman Scheme