

Buy your next home with Next Home

Leading Perthshire Estate Agency

Ar Taigh, Old Struan, Calvine, Pitlochry, PH18 5UD

Offers Over £320,000


NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

Ar Taigh, Old Struan, Calvine, Pitlochry, PH18 5UD

Many thanks for your interest with Ar Taigh, Old Struan, Calvine, Pitlochry, PH18 5UD.

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 reknown 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.

Next Home your number 1 choice for property sales



FREE Valuations



We're open 7 days a week until 9pm



Registered Buyers



No obligation mortgage advice



Conveyancing Quotations



First Time Buyer with No Deposit



Next Home's Buying Guide



Next Home Open Days

About the Area

This amazing house is situated on the outside edge of the Cairngorm National Park and within the rural, peaceful and picturesque hamlet of Old Struan.

It is 6 miles north of Blair Atholl and 12 miles north of the main town Pitlochry. It is also Central for either Perth or Aviemore.

The property enjoys stunning open views down the glen looking towards the mountain range Beinn a' Ghlo. Excellent area for outdoor activities such as hill walking, cycling, fishing etc.

There is a daily local bus service from the road end to Blair Atholl, Pitlochry and Aberfeldy. Blair Atholl also has its own train station, a garage, grocer shops and a primary school. The senior schools are in Pitlochry and Aberfeldy.

Easy access to the A9 for heading North or South.





NEXTHOME

ESTATE & LETTING AGENTS

Get to know about our newly listed properties 1st by
signing up to our Hot Buyers lists!

Visit www.nexthomeonline.com/buying

Property Summary

Next Home are delighted to bring to the market this rare 3 bedroom detached villa situated in the picturesque area of Old Struan, nr Calvine and Pitlochry.

If you're looking for that peaceful countryside living, Ar Taigh has it all to offer. Bright and spacious accommodation set over 2 levels, uninterrupted countryside and mountain views. The accommodation comprises: Entrance hall, open plan kitchen/dining and lounge; 3 double bedrooms, 2 of which are on the ground floor with built in wardrobes. Main bathroom tiled floor to ceiling with shower over bath. Patio doors leading to a south facing rear garden.

The ground floor has under-floor heating with the upper level having radiators. Multi fuel stove in the lounge. Kitchen area has integrated oven/hob, fridge and dishwasher.

The principal bedroom is located on the 1st floor with Velux windows to the front and rear, allowing natural light to flood the room. Stunning views. The en-suite shower room is tastefully decorated with black quartz flooring.

Off-street parking is provided for multiple cars to the front which leads to a single garage, where there is also plumbing for a washing machine.

The front garden is laid to lawn for ease of maintenance with uninterrupted views.

The rear garden is private with timber fencing to the borders, lawn and a patio area ideal for relaxing and hosting in the summer months.

The property has an insulated loft, with great potential for a loft conversion, to create a further bedroom.



Key property features

- ✓ Countryside views
- ✓ Immaculately presented
- ✓ Rare to the market
- ✓ Good sized gardens
- ✓ Single garage
- ✓ Loft conversion potential
- ✓ Close to Pitlochry
- ✓ Great walks nearby
- ✓ Rural location





DSC_0550

Next Home - Ar Taigh, Old Struan, Calvine, Pitlochry, PH18 5UD











Floorplans





Property Room sizes

HALL

15' x 4' 8" (4.57m x 1.42m)

OPEN PLAN LIVING

21' 7" x 17' (6.58m x 5.18m)

PRINCIPAL BEDROOM

16' 7" x 12' 9" (5.05m x 3.89m)

ENSUITE

BEDROOM

12' x 10' 3" (3.66m x 3.12m)

BEDROOM

12' x 8' 6" (3.66m x 2.59m)

LOFT ROOM

14' 1" x 8' 9" (4.29m x 2.67m)

BATHROOM

6' 5" x 6' 5" (1.96m x 1.96m)

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.



NEXTHOME

ESTATE & LETTING AGENTS

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