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Leading Perthshire Estate Agency

The Drey, Croftinloan, Pitlochry, PH16 5TA

Offers Over £525,000


NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

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Many thanks for your interest with The Drey, Croftinloan, Pitlochry, PH16 5TA.

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.



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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 be bringing to the market this immaculately presented and exceptionally quirky DETACHED FOUR BEDROOM VILLA offering spacious accommodation with feature split levels situated within a sizeable private landscaped garden.

The versatile accommodation comprises entrance vestibule; hall; WC; utility room; dining kitchen with appliances; sunroom; living room with attractive wood burning stove; 3 double bedrooms, all en-suite and one with patio doors to the garden; on the first floor there is a sitting room/office which leads to the principal suite with dressing area, en-suite shower room and large double bedroom.

There is gas central heating and double glazing throughout.

Externally the property is quietly tucked away in manicured garden grounds which are predominantly laid to lawn with large areas of paved Indian Sandstone. There is a fire pit; Pergola; 4 sheds; greenhouse and large driveway providing parking for several vehicles and integral garage with internal store.

Early viewing is highly recommended to appreciate the quality and quantity of accommodation on offer.



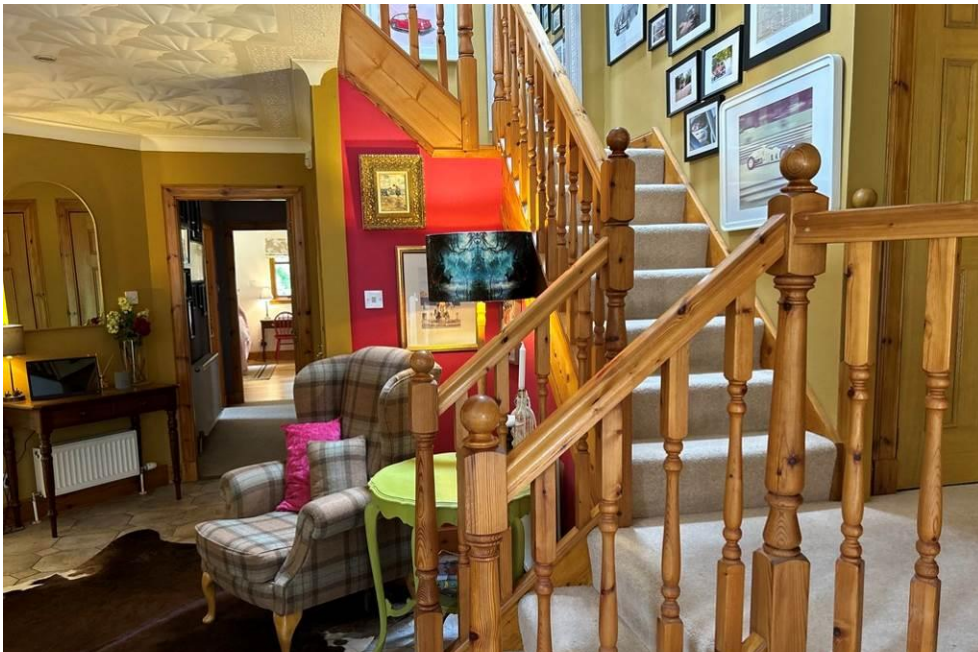
Key property features

- ✓ Detached Executive Villa
- ✓ Quiet and Secluded location
- ✓ Magnificent views
- ✓ Versatile accommodation
- ✓ Sunroom, Sitting room and Dining Kitchen
- ✓ 4 Double Bedrooms and Office/Family area
- ✓ 3 En-suites, Shower Room and WC
- ✓ Utility Room and Integral Garage
- ✓ Large Landscaped Garden Grounds
- ✓ 4 External sheds and Greenhouse









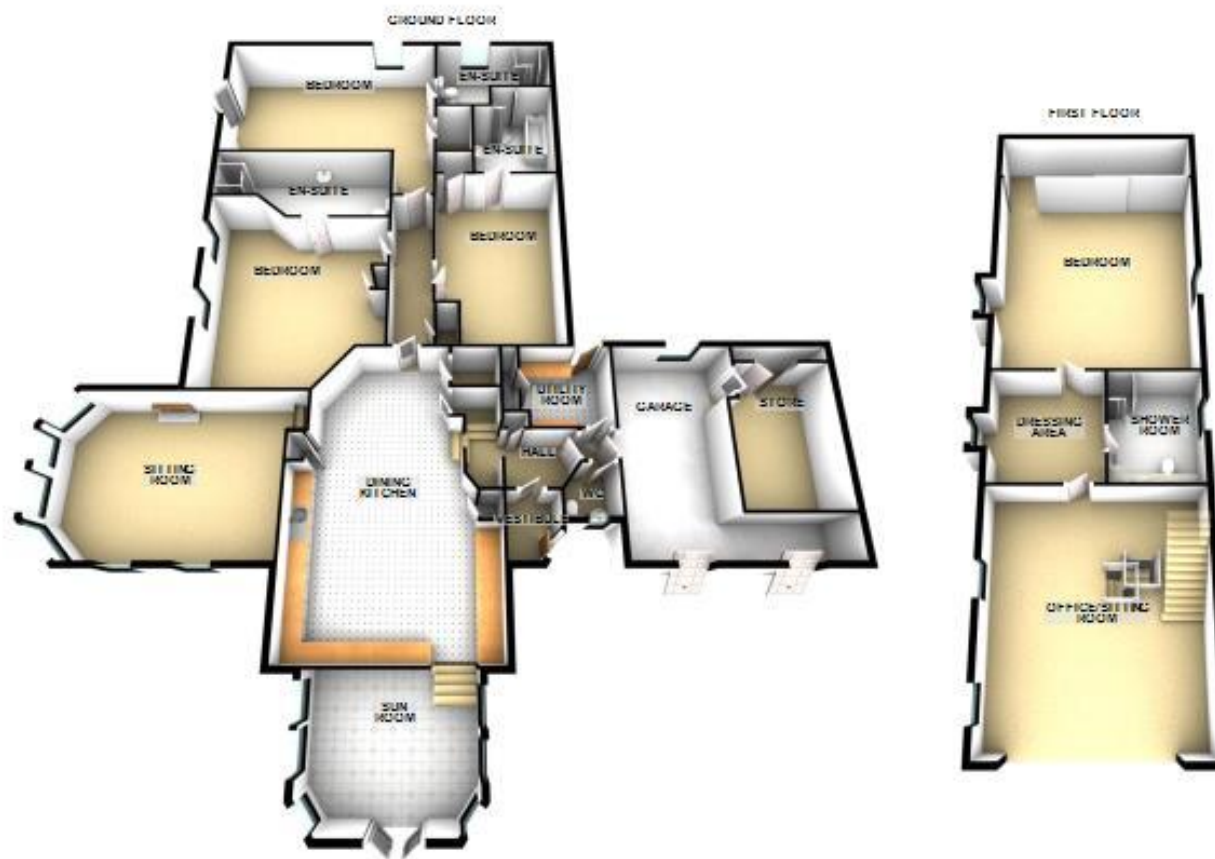




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Floorplans



Property Room Sizes

LIVING ROOM

22' 9" x 13' 5" (6.94m x 4.1m)

SUN ROOM

11' 8" x 10' 7" (3.58m x 3.25m)

DINING KITCHEN

24' 3" x 15' 8" (7.41m x 4.79m)

UTILITY ROOM

8' 7" x 7' 2" (2.62m x 2.19m)

WC

5' 10" x 4' 9" (1.79m x 1.45m)

STUDY/SITTING AREA

15' 10" x 15' 3" (4.85m x 4.65m)

DRESSING AREA

8' 10" x 7' 6" (2.71m x 2.3m)

BEDROOM

15' 8" x 10' 9" (4.78m x 3.30m)

SHOWER ROOM

8' 9" x 7' 8" (2.68m x 2.34m)

BEDROOM

15' 10" x 15' 8" (4.85m x 4.8m)

EN-SUITE

11' 11" x 7' 6" (3.65m x 2.3m)

BEDROOM

15' 7" x 11' 8" (4.75m x 3.58m)

EN-SUITE

7' 8" x 4' 0" (2.35m x 1.22m)

BEDROOM

13' 8" x 11' 11" (4.19m x 3.65m)

EN-SUITE

10' 10" x 7' 1" (3.31m x 2.16m)

LOFT

27' 10" x 18' 8" (8.5m x 5.7m)

STORE

14' 6" x 9' 3" (4.44m x 2.84m)

GARAGE

19' 9" x 19' 8" (6.04m x 6.0m)

SHED 1

19' 5" x 14' 4" (5.92m x 4.39m)

SHED 2

11' 4" x 7' 10" (3.46m x 2.39m)

SHED 3

10' 0" x 7' 6" (3.06m x 2.31m)

SHED 4

8' 0" x 7' 6" (2.46m x 2.31m)

GREENHOUSE

14' 5" x 10' 5" (4.41m x 3.18m)



NEXTHOME
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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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