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Leading Perthshire Estate Agency

Ardblair, St. Andrews Crescent, Bridge Of Tilt, Pitlochry, PH18

Offers Over £190,000


NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

Ardblair, St. Andrews Crescent, Bridge Of Tilt,
Pitlochry, PH18 5TA

Many thanks for your interest with Ardblair, St. Andrews Crescent, Bridge Of Tilt, Pitlochry, PH18 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 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

The stunning village of Blair Atholl is set amidst the beautiful Perthshire countryside and a wide range of outdoor activities are available in and around the area including walking, fishing, bowling, golfing and horse riding.

There is a range of local amenities within the village including a post office, store, newsagent, hotel with restaurant, garage and Old Mill tearoom together with gift shops and a fish and chip shop/restaurant.

The village is bypassed by the A9 trunk route providing quick access to the North and South. Blair Atholl is served with a railway station and the overnight Inverness to London sleeper stops in Pitlochry which is located approximately 6 miles to the South.



Property Summary

Next Home are delighted to bring to the market this fantastic opportunity to purchase this 2 bedroom detached bungalow situated in the popular village of Blair Atholl.

The property is set on a generous sized plot with accommodation set over one level comprising: Vestibule, hall which gives access to the all accommodation on offer and access to the loft via ramsay ladder, lounge, kitchen with integrated oven/grill and space for free-standing fridge-freezer, dining room with ample room for a table and chairs with patio doors leading to the front garden, utility room, 2 double bedrooms with a principal en-suite shower room and 3 piece shower room.

Off-street parking is provided for multiple cars via a driveway and this leads to a single garage.

There is a wrap around low maintenance garden that is mainly laid to lawn with a patio area which benefits from lovely countryside views.



Key property features

- ✓ Popular residential location
- ✓ Countryside views
- ✓ Chain free
- ✓ Good sized plot
- ✓ Rare to the market
- ✓ Ideal holiday home
- ✓ Large attic space
- ✓ Single garage
- ✓ Opportunity to extend









Have a property to sell?

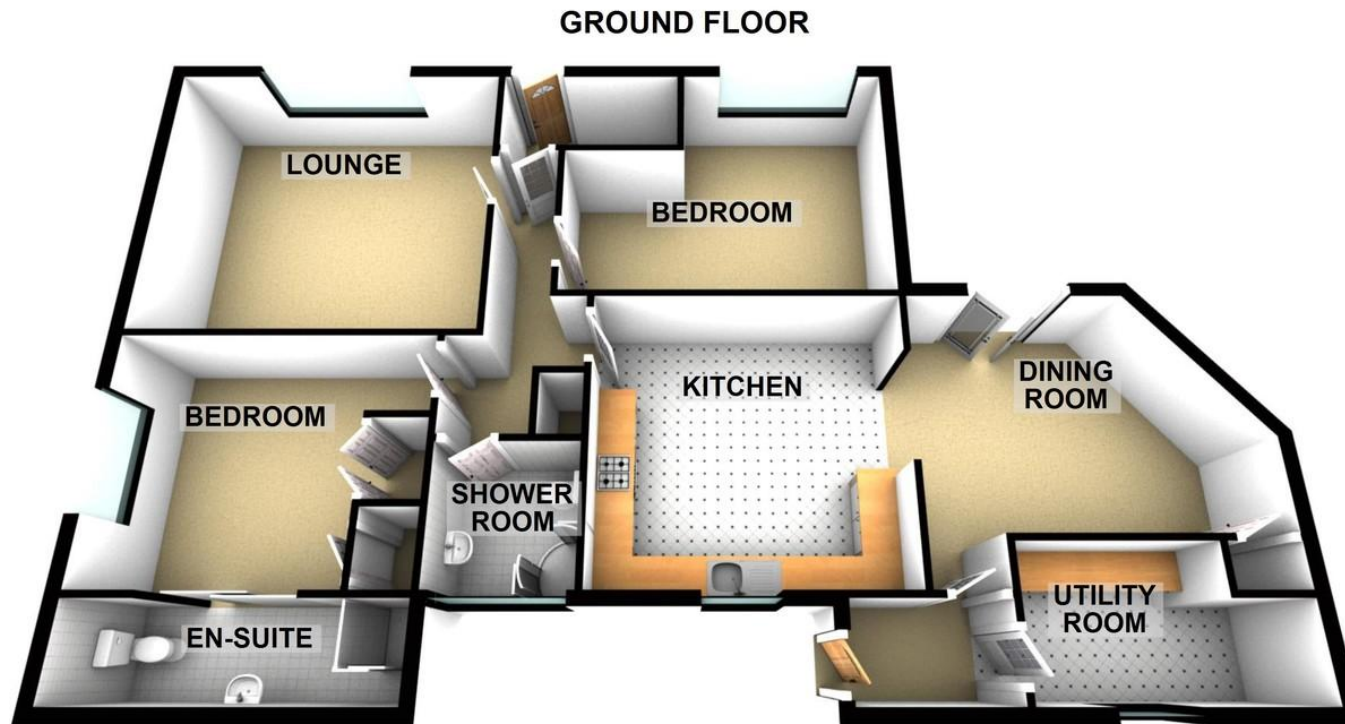
An expert from our local branch will provide you with the most accurate valuation.



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Floorplans



Property Room sizes

VESTIBULE

HALL

LOUNGE

14' 1" x 12' (4.29m x 3.66m)

KITCHEN

11' 3" x 10' 3" (3.43m x 3.12m)

DINING ROOM

12' 3" x 11' 5" (3.73m x 3.48m)

UTILITY ROOM

8' 9" x 6' 2" (2.67m x 1.88m)

BEDROOM

10' 3" x 9' 1" (3.12m x 2.77m)

ENSUITE

BEDROOM

12' 4" x 12' (3.76m x 3.66m)

SHOWER ROOM

5' 10" x 5' 8" (1.78m x 1.73m)

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.



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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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