



# Buy your next home with Next Home

Leading Perthshire Estate Agency

11 East Moulin Road, Pitlochry, PH16 5HY

Offers Over £175,000

  
**NEXTHOME**  
ESTATE & LETTING AGENTS

# Buying with Next Home

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11 East Moulin Road, Pitlochry, PH16 5HY

Many thanks for your interest with 11 East Moulin Road, Pitlochry, PH16 5HY.

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

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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

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Next Home are delighted to bring this immaculately presented 2 bedroom semi-detached villa situated in the popular town of Pitlochry.

The property is ideal for a variety of buyers as it has been freshly redecorated and renovated is presented in walk-in condition. There is spacious accommodation comprising: Entrance hall with under stairs storage, open plan lounge/dining room with media wall and space for a variety of free-standing furniture,, newly fitted 'Wren' kitchen, 2 double bedrooms with built in storage and a bathroom.

To the rear there is a good sized garden with patio and lawn On street parking can found to the front of the property.



# Key property features

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- ✓ Renovated
- ✓ Ideal for a first time buyers
- ✓ Ideal for a buy to let
- ✓ Ideal holiday home
- ✓ New Kitchen
- ✓ Good sized garden
- ✓ Well presented
- ✓ Close to local amenities
- ✓ Sought after area
- ✓ Gas central heating











An aerial photograph of a residential neighborhood, showing rows of houses with red brick walls and grey 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 a typical suburban housing estate.

# Have a property to sell?

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

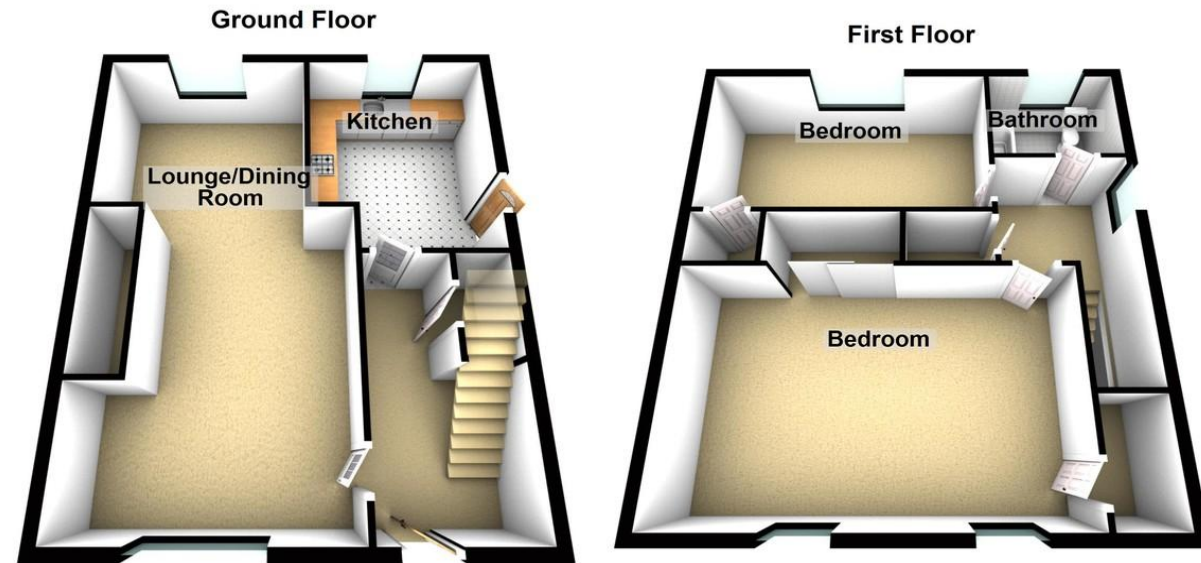


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# Floorplans

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# Property Room Sizes

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## **HALL**

### **LOUNGE/DINER**

*22' 3" x 10' 2" (6.8m x 3.1m)*

### **KITCHEN**

*9' 10" x 12' 5" (3.0m x 3.8m)*

### **BEDROOM**

*14' 5" x 9' 6" (4.4m x 2.9m)*

### **BEDROOM**

*10' 9" x 10' 2" (3.3m x 3.1m)*

### **BATHROOM**

*6' 10" x 5' 2" (2.1m x 1.6m)*



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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](mailto:sales@nexthomeonline.co.uk)

For more information about Next Home and our services please visit [www.nexthomeonline.co.uk](http://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.

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