



# Buy your next home with Next Home

Leading Perthshire Estate Agency

Coire Laurin, The Avenue, Kinloch Rannoch, Pitlochry, PH16 5PR

Offers Over £175,000

  
**NEXTHOME**  
ESTATE & LETTING AGENTS



# Buying with Next Home

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Coire Laurin, The Avenue, Kinloch Rannoch,  
Pitlochry, PH16 5PR

Many thanks for your interest with Coire Laurin, The Avenue, Kinloch Rannoch, Pitlochry, PH16 5PR.

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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Kinloch Rannoch offers a variety of local amenities that include a primary school and post office/convenience store and is only 18 miles from Pitlochry.

The town of Pitlochry benefits from local shops, restaurants and tourist attractions. Kinloch Rannoch is on the banks of the River Tummel and accessed via the A9 trunk road and B846, at the east end of Loch Rannoch. This area is ideal for enjoying numerous outdoor pursuits including rafting, cycling and trekking.





# Property Summary

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Next Home are delighted to bring to the market this excellent opportunity to purchase this rare to the market 3/4 bedroom semi-detached traditional style villa situated in the picturesque area of Kinloch Rannoch.

The property would make the ideal holiday home with accommodation set over 2 levels comprising: Sun room with space for furniture, dining room with multi-fuel stove, sitting room, galley style kitchen, 4 bedrooms, one of which is on the ground floor with the principal bedroom benefitting from lovely views and 3 piece bathroom suite.

The property sits on a generous sized private plot with lovely countryside views to the rear. It is low maintenance and is mainly laid to lawn.

Heating is provided by a back boiler.



# Key property features

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- ✓ 3/4 bedrooms
- ✓ Picturesque location
- ✓ Ideal holiday home
- ✓ Rare to the market
- ✓ Private garden
- ✓ Chain free
- ✓ Off-street parking
- ✓ Sought after location
- ✓ Walking distance to Loch Rannoch







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# Have a property to sell?

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

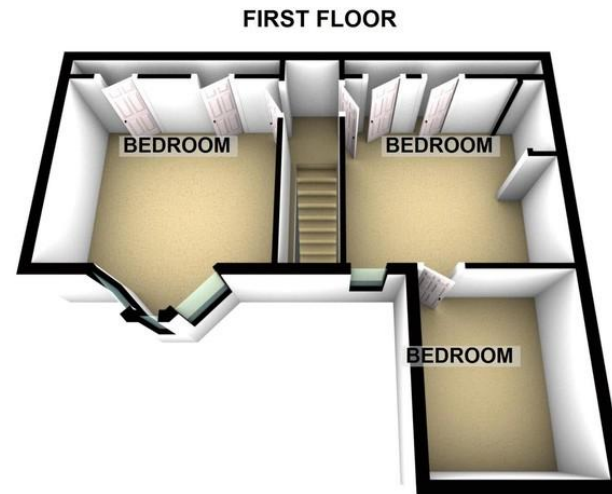
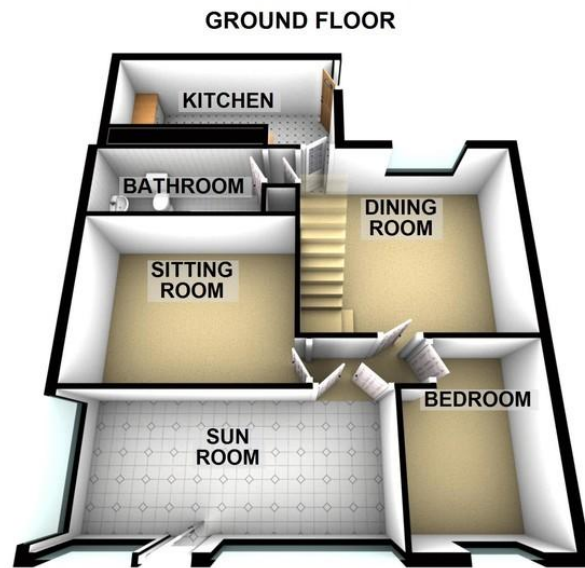


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# Floorplans

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# Property Room sizes

## SUN ROOM

16' 3" x 6' 3" (4.95m x 1.91m)

## SITTING ROOM

11' 9" x 11' 6" (3.58m x 3.51m)

## DINING ROOM

13' x 12' 6" (3.96m x 3.81m)

## KITCHEN

16' 6" x 4' 3" (5.03m x 1.3m)

## BEDROOM(GROUND FLOOR)

11' 7" x 7' (3.53m x 2.13m)

## PRINCIPAL BEDROOM

12' x 11' 6" (3.66m x 3.51m)

## BEDROOM

11' 6" x 10' 6" (3.51m x 3.2m)

## BEDROOM

6' 10" x 6' 10" (2.08m x 2.08m)

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](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*

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