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Leading Perthshire Estate Agency

15 Dixon Terrace, Pitlochry, PH16 5QX

Offers Over £399,950


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ESTATE & LETTING AGENTS

Buying with Next Home

15 Dixon Terrace, Pitlochry, PH16 5QX

Many thanks for your interest with 15 Dixon Terrace, Pitlochry, PH16 5QX.

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 renown 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

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.





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Property Summary

Next Home are delighted to bring to the market this 4 bedroom detached villa situated in the sought after area of Pitlochry. The property occupies a very spacious and private plot and would make the ideal family home with accommodation set over 2 levels comprising: Entrance hall, very bright and spacious lounge/dining room with ample room for a variety of free-standing furniture and wood-burning, conservatory with access to the garden, kitchen with built in appliances, utility room, 4 double bedrooms, 2 of which are located on the ground floor with one offering a w/c, shower room and a wet room. Off-street parking is located to the front of the property with room for multiple vehicles. There is a large private wrap around garden which is mainly laid to lawn for ease of maintenance with mature shrubbery to the borders offering privacy. The garden is also ideal to extend the property. Gas central heating and double glazing throughout.



Key property features

- ✓ 4 double bedrooms
- ✓ Large garden
- ✓ Ideal for a family
- ✓ Potential to extend
- ✓ Spacious rooms throughout
- ✓ Popular residential area
- ✓ Close to all local amenities
- ✓ Private garden
- ✓ Wood-burning stove
- ✓ Gas central heating













Next Home - 15 Dixon Terrace, Pitlochry, PH16 5QX

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 gardens and driveways. The overall scene is a typical suburban housing estate.

Have a property to sell?

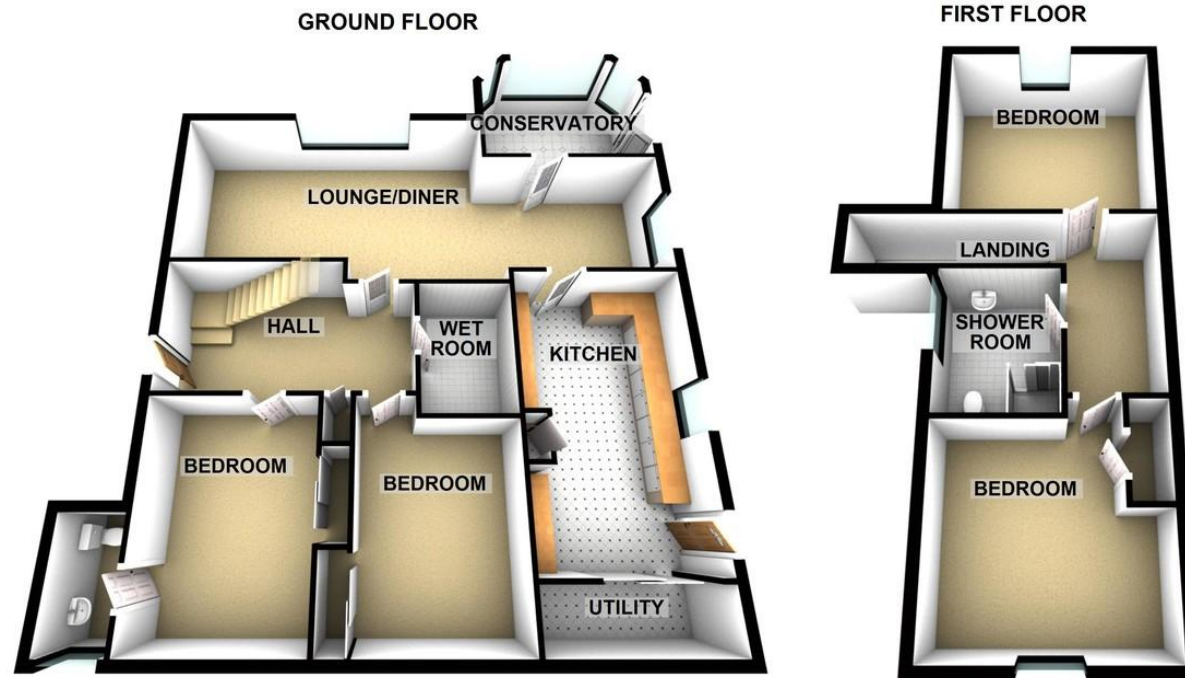
An expert from our local branch will provide you with the most accurate valuation.



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Floorplans



Property Room sizes

ENTRANCE HALL

15' 6" x 6' 3" (4.72m x 1.91m)

LOUNGE

22' 4" x 16' 5" (6.81m x 5m)

DINING ROOM

12' 6" x 9' 4" (3.81m x 2.84m)

CONSERVATORY

12' 1" x 11' 2" (3.68m x 3.4m)

KITCHEN

18' x 10' 9" (5.49m x 3.28m)

BED

14' 7" x 10' 7" (4.44m x 3.23m)

BEDROOM

14' 7" x 9' 9" (4.44m x 2.97m)

BEDROOM

13' 3" x 10' 4" (4.04m x 3.15m)

BEDROOM

13' 3" x 10' 4" (4.04m x 3.15m)

SHOWER ROOM

8' 1" x 7' 9" (2.46m x 2.36m)

WET ROOM

7' 3" x 6' 4" (2.21m x 1.93m)

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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