

# Buy your next home with Next Home

Leading Perthshire Estate Agency

22 Balnadrum Terrace, Pitlochry, PH16 5ES

Offers Over £220,000

  
**NEXTHOME**  
ESTATE & LETTING AGENTS

# Buying with Next Home

---

22 Balnadrum Terrace, Pitlochry, PH16 5ES

Many thanks for your interest with 22 Balnadrum Terrace, Pitlochry, PH16 5ES.

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.





# NEXTHOME

ESTATE & LETTING AGENTS

Get to know about our newly listed properties 1st by signing up to our Hot Buyers lists!

Visit [www.nexthomeonline.com/buying](http://www.nexthomeonline.com/buying)



# Property Summary

---

Next Home are delighted to bring to the market this spacious 3 bedroom semi-detached bungalow situated in the sought after area of Pitlochry.

The property is presented in walk-in condition and would be ideal for a range of buyers with accommodation set over 1 level comprising: Entrance hall, open plan lounge/dining room with space for a variety of free-standing furniture, spacious kitchen with an integrated oven/grill and 4 ring gas hob and space for a dishwasher, washing machine and a free-standing fridge/freezer, 3 double bedrooms and a modern bathroom.

To the front there is off-street parking for 2 cars.

The rear garden benefits from stunning views to the surrounding countryside with patio areas ideal for relaxing and hosting in the summer months.

There is also a large easy to maintain lawn.

Gas central heating and triple glazing throughout.



# Key property features

---

- ✓ 3 double bedrooms
- ✓ Ideal for a family
- ✓ Lovely countryside views
- ✓ Gas central heating
- ✓ Large garden
- ✓ Chain free
- ✓ Immaculately presented
- ✓ Extended to the rear
- ✓ Off-street parking
- ✓ Sought after area



















Next Home - 22 Balnadrum Terrace, Pitlochry, PH16 5ES



# Have a property to sell?

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

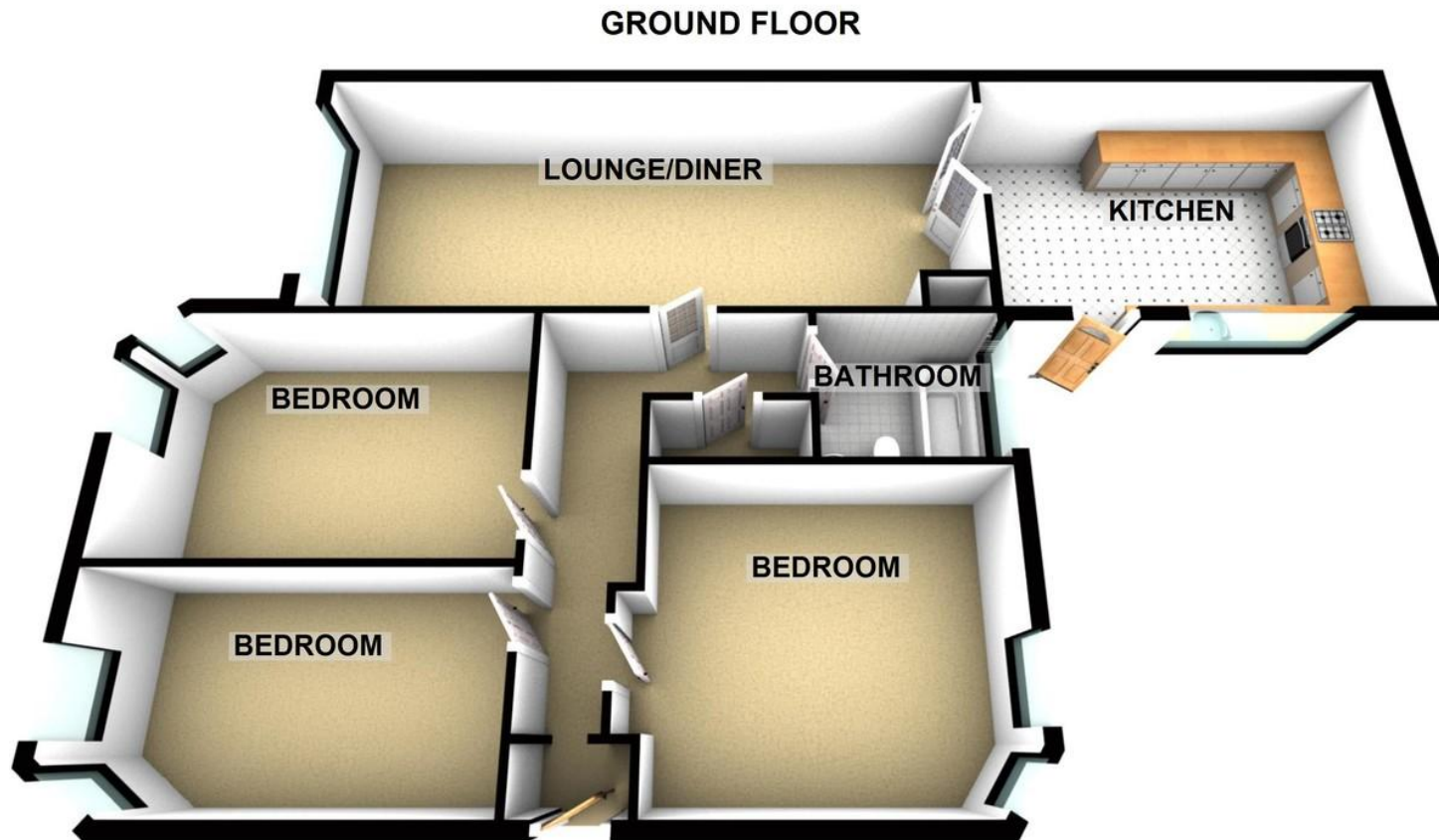


**NEXTHOME**

ESTATE & LETTING AGENTS

# Floorplans

---





# Property Room sizes

---

**HALL**

**LOUNGE**

*15' 6" x 10' 3" (4.72m x 3.12m)*

**DINING ROOM**

*10' 3" x 7' 5" (3.12m x 2.26m)*

**KITCHEN**

*17' 2" x 10' 3" (5.23m x 3.12m)*

**BEDROOM**

*13' 5" x 11' 4" (4.09m x 3.45m)*

**BEDROOM**

*13' 8" x 7' 9" (4.17m x 2.36m)*

**BEDROOM**

*13' 7" x 8' 8" (4.14m x 2.64m)*

**BATHROOM**

*7' 5" x 5' 4" (2.26m x 1.63m)*

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.



**NEXTHOME**  
ESTATE & LETTING AGENTS

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.

Registered Office Argyll House, Quarrywood Court, Livingston, West Lothian EH54 6AX. Registered in Scotland No. SC264812. NEXTHOME (Scotland) Ltd is an appointed representative of Kinggate Law Limited, which is authorised and regulated by the Financial Conduct Authority for advising on and arranging mortgages and insurance, broking and debt counselling of consumer credit agreements.



Next Home are proud to be members of the Property Ombudsman Scheme