

#### Buying with **Next Home**

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

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advice to all our buyers.

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# 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 shop and 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

We are delighted to bring to the market this beautifully presented DETACHED TWO BEDROOM BUNGALOW situated within a quiet location in the village of Blair Atholl.

The bright accommodation comprises entrance vestibule; hall with storage cupboard; lounge with feature wood burning stove and large picture window; dining kitchen with dual aspect windows, door to rear and appliances including fridge/freezer, cooker, dishwasher, washing machine and tumble dryer; double bedroom with wardrobe; second bedroom/dining room with front facing window and shower room with white suite and cupboard.

There is double glazing and electric heating throughout.

Externally there are garden grounds to the front and rear which are predominantly laid to lawn with mature borders.

The driveway provides off street parking and there is an additional area adjacent to the driveway which would be an ideal spot for a garage if required.

Early viewing is highly recommended to appreciate the accommodation on offer.





### Key property features

- **♥** Detached Bungalow
- Lovely views
- ✓ Front & Rear Gardens
- Driveway
- ✓ Bright Lounge with Wood Burning Stove
- **৺** Dining Kitchen
- ✓ 2 Double Bedrooms
- **У** Shower Room
- ✓ Double Glazing & Electric Heating
- ✓ Popular village location



















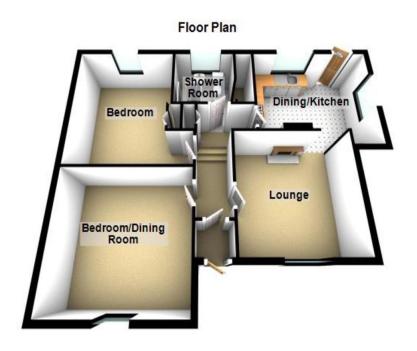




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### Floorplans



### Property Room Sizes

#### **VESTIBULE**

4'2" x 3'7" (1.27m x 1.09m)

HALL

10' 7" x 7' 11" (3.23m x 2.41m)

LOUNGE

12' 2" x 11' 1" (3.71m x 3.38m)

**DINING KITCHEN** 

12' 7" x 10' 3" (3.84m x 3.12m)

**BEDROOM** 

12'3" x 11'6" (3.73m x 3.51m)

BEDROOM/DINING ROOM

11'6" x 10'8" (3.51m x 3.25m)

SHOWER ROOM

8' 2" x 5' 9" (2.49m x 1.75m)

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 roomsizes are approximate and for general guidance only. They cannot be relied upon for fitting carpets, fumiture etc.



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