# Buy your next home with Next Home

Leading Perthshire Estate Agency

An Carrannach, Ballyoukan, Pitlochry, PH16 5TB

Offers Over £560,000



### Buying with **Next Home**

An Carrannach, Ballyoukan, Pitlochry, PH16 5TB

Many thanks for your interest with An We offer free, no obligation mortgage Carrannach, Ballyoukan, Pitlochry, PH16 5TB.

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.

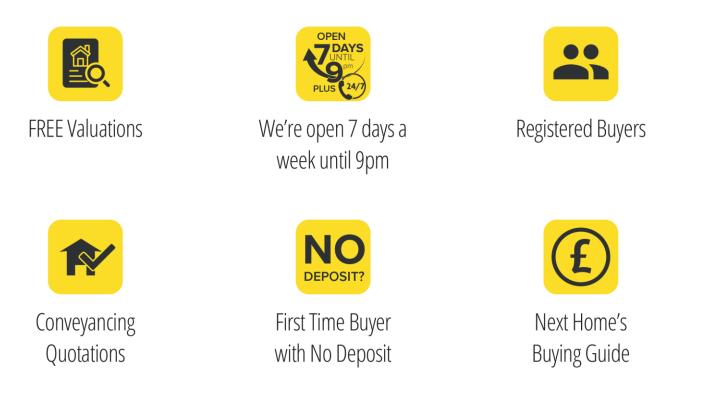
If you're a first time buyer we have incentives to help get you onto the property ladder - our consultants can advise you through the whole process.

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





No obligation mortgage advice



Next Home Open Days

# About the Area

Set just outside the popular town of Pitlochry, Ballyoukan 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.

Pitlochry 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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Visit www.nexthomeonline.com/buying

### **Property Summary**

Next Home are delighted to bring this rare to the market 5 bedroom detached villa with annex situated in the most picturesque area of Ballyoukan,Pitlochry.

The property would make the ideal family home with spacious and flexible accommodation set over 2 levels with the ground floor : Vestibule, entrance hallway, a wonderfully spacious lounge with room for a variety of furniture, gas fired stove with stairs leading to a sun room with an attractive bay window feature, very spacious kitchen with a range of wooden wall and base units with a gas fired hob, utility room, dining room, 2 double bedrooms with one benefitting from an en-suite shower room and a family bathroom.

The first floor offers more spacious accommodation with 2 further double bedroom which both offer lovely views to the countryside and the garden. There is also a further reception room which can be used for multiple purposes and a shower room.

Additionally attached to the property is an annex which is ideal for an additional family member or for a business. It comprises an entrance hall, lounge, kitchen, a double bedroom and a shower room.

The property occupies a very generous sized plot which is mainly laid to lawn with mature trees and shrubbery throughout which offers privacy.

There is also a pond and purpose built outbuilding with power and light.

A wood pellet heating system provides warmth with the ground floor offering underfloor heating.





# Key property features

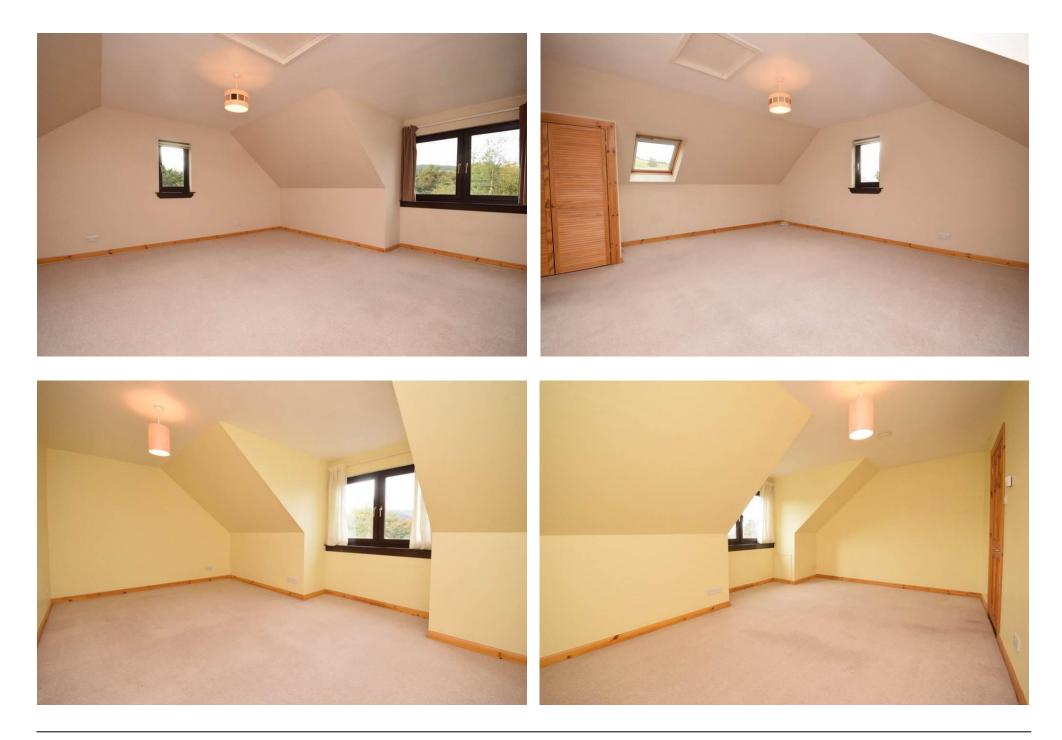
- ✓ Rare to the market
- ✓ Underfloor heating throughout
- 💙 Annex
- Spacious rooms throughout
- 💙 Popular residential area
- ✓ Close to Pitlochry
- ✓ Lovely gardens
- ✓ Good sized plot
- 💙 Countryside views
- ✓ Ideal family home















### Have a property to sell?

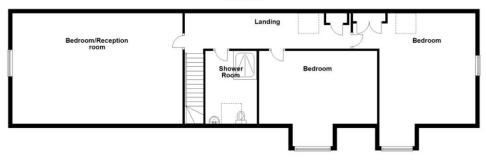
An expert from our local branch will provide you with the most accurate valuation.



# Floorplans



First Floor









### **Property Room sizes**

VESTIBULE

HALL 13' 5" x 10' 9" (4.1m x 3.3m) LOUNGE 19' 8" x 17' 4" (6m x 5.3m) SUN ROOM 17' 8" x 10' 2" (5.4m x 3.1m) KITCHEN 23' 7" x 14' 1" (7.2m x 4.3m) UTILITY ROOM 10' 9" x 7' 10" (3.3m x 2.4m) DINING ROOM 17' 0" x 11' 1" (5.2m x 3.4m) BEDROOM 13' 9" x 10' 9" (4.2m x 3.3m) ENSUITE

8' 2" x 5' 6" (2.5m x 1.7m) BEDROOM

11' 5" x 10' 9" (3.5m x 3.3m)

BATHROOM

#### 11' 5" x 6' 10" (3.5m x 2.1m) LANDING

BEDROOM 17' 0" x 13' 9" (5.2m x 4.2m) BEDROOM 15' 1" x 11' 9" (4.6m x 3.6m) SHOWER ROOM 7' 10" x 11' 9" (2.4m x 3.6m) RECEPTION ROOM 24' 11" x 13' 9" (7.6m x 4.2m) ANNEX

LOUNGE/DINER 14' 1" x 10' 2" (4.3m x 3.1m) KITCHEN 14' 1" x 5' 2" (4.3m x 1.6m) SHOWER ROOM 6'10" x 5' 2" (2.1m x 1.6m) BEDROOM 10' 9" x 10' 2" (3.3m x 3.1m)

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 fittingcarpets, fumiture etc.



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#### The only Perthshire estate agent available 7 days until 9pm

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