

Buy your next home with Next Home

Leading Perthshire Estate Agency

An Carrannach, Ballyoukan, Pitlochry, PH16 5TB

Offers Over £560,000


NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

An Carrannach, Ballyoukan, Pitlochry, PH16 5TB

Many thanks for your interest with An 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.

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

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.





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

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.



NEXTHOME

ESTATE & LETTING AGENTS

Floorplans





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 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

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

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