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Leading Perthshire Estate Agency

34 Lagreach Brae, Pitlochry, PH16 5QQ

Offers Over £225,000


NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

34 Lagreach Brae, Pitlochry, PH16 5QQ

Many thanks for your interest with 34 Lagreach Brae, Pitlochry, PH16 5QQ.

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 renowned 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.

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.



Property Summary

We are delighted to bring to the market this immaculately presented GROUND FLOOR TWO BEDROOM SELF CONTAINED APARTMENT situated within a quiet and desirable location in the town of Pitlochry.

The accommodation comprises entrance hall with double storage cupboard; bright lounge with front facing window; modern kitchen with integrated oven, hob, extractor, fridge, freezer and dishwasher; shower room with white suite; large principal bedroom with excellent storage and en-suite bathroom with separate shower together with a further double bedroom with mirrored wardrobe.

There is double glazing and gas central heating throughout.

Externally the property benefits from having a driveway to the front and enclosed rear garden with timber shed.

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



Key property features

- ✓ Ground Floor Apartment
- ✓ Bright Lounge
- ✓ Modern Kitchen with Appliances
- ✓ 2 Double Bedrooms
- ✓ En-suite with bath & shower and separate shower room
- ✓ Enclosed Garden
- ✓ Parking
- ✓ Double Glazing & Gas Central Heating
- ✓ Quiet location
- ✓ Close to all amenities









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

Have a property to sell?

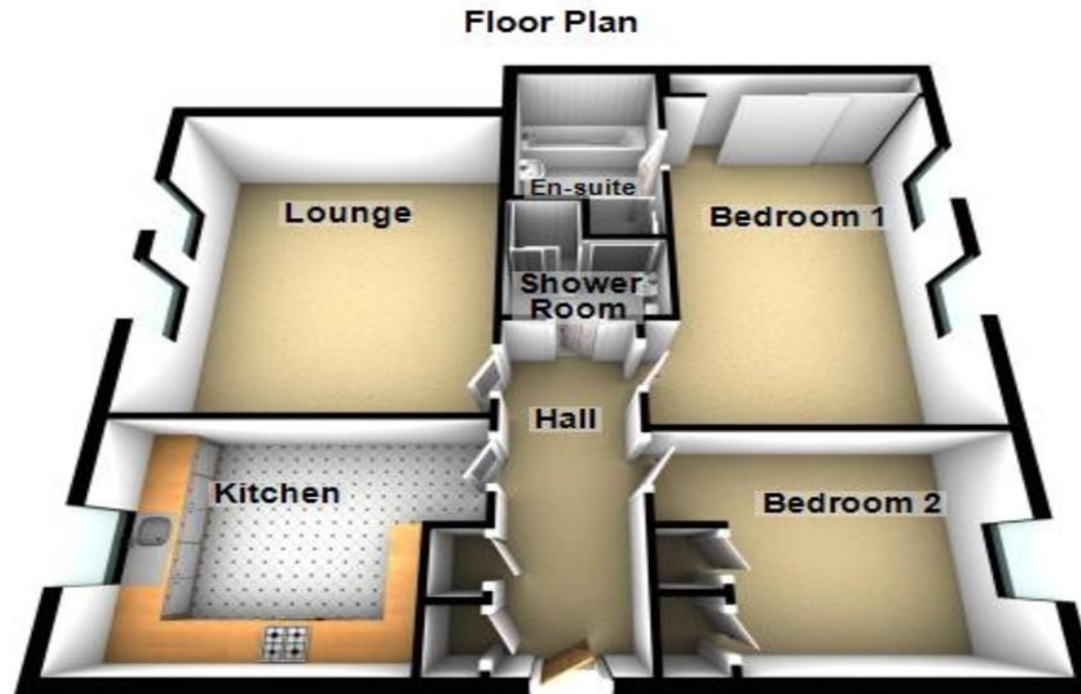
An expert from our local branch will provide you with the most accurate valuation.



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Floorplans



Property Room Sizes

HALL

13' 6" x 4' 3" (4.11m x 1.3m)

LOUNGE

14' 0" x 12' 0" (4.27m x 3.66m)

KITCHEN

12' 0" x 9' 4" (3.66m x 2.84m)

BEDROOM 1

16' 4" x 9' 4" (4.98m x 2.84m)

EN-SUITE

9' 10" x 5' 7" (3m x 1.7m)

BEDROOM 2

11' 7" x 9' 3" (3.53m x 2.82m)

SHOWER ROOM

7' 6" x 6' 7" (2.29m x 2.01m)



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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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