



# Buy your next home with Next Home

Leading Perthshire Estate Agency

28 Fonab Crescent, Pitlochry, PH16 5SR

Offers Over £265,000

  
**NEXTHOME**  
ESTATE & LETTING AGENTS

# Buying with Next Home

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28 Fonab Crescent, Pitlochry, PH16 5SR

Many thanks for your interest with 28 Fonab Crescent, Pitlochry, PH16 5SR.

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

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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

Next Home are delighted to bring to the market this 2 bedroom detached bungalow situated in the sought after town of Pitlochry.

The property would appeal to a range of buyers with accommodation set over 1 level comprising: Entrance hall with access to the attic, spacious lounge with ample room for a variety of free-standing furniture, kitchen with space for table and chairs and white goods, principal bedroom with built in wardrobes and an en-suite shower room, sitting room, a further bedrooms and a spacious bathroom.

The property sits on a generous sized corner plot with a well-kept wrap around garden with lawn and mixture of mature shrubbery and trees.

Off-street parking provided by a mono-bloc driveway which leads to a double length single garage. There is also private low maintenance drying green.

Additionally the attic has been partially lined and floored. Gas central heating and double glazing throughout.





# Key property features

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- ✓ Rare to the market
- ✓ Chain free
- ✓ Corner plot
- ✓ Partially floored attic
- ✓ 2 bedrooms
- ✓ Principal en-suite
- ✓ Well-kept garden
- ✓ Popular residential area
- ✓ Close to local amenities
- ✓ Good walks nearby













# Have a property to sell?

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

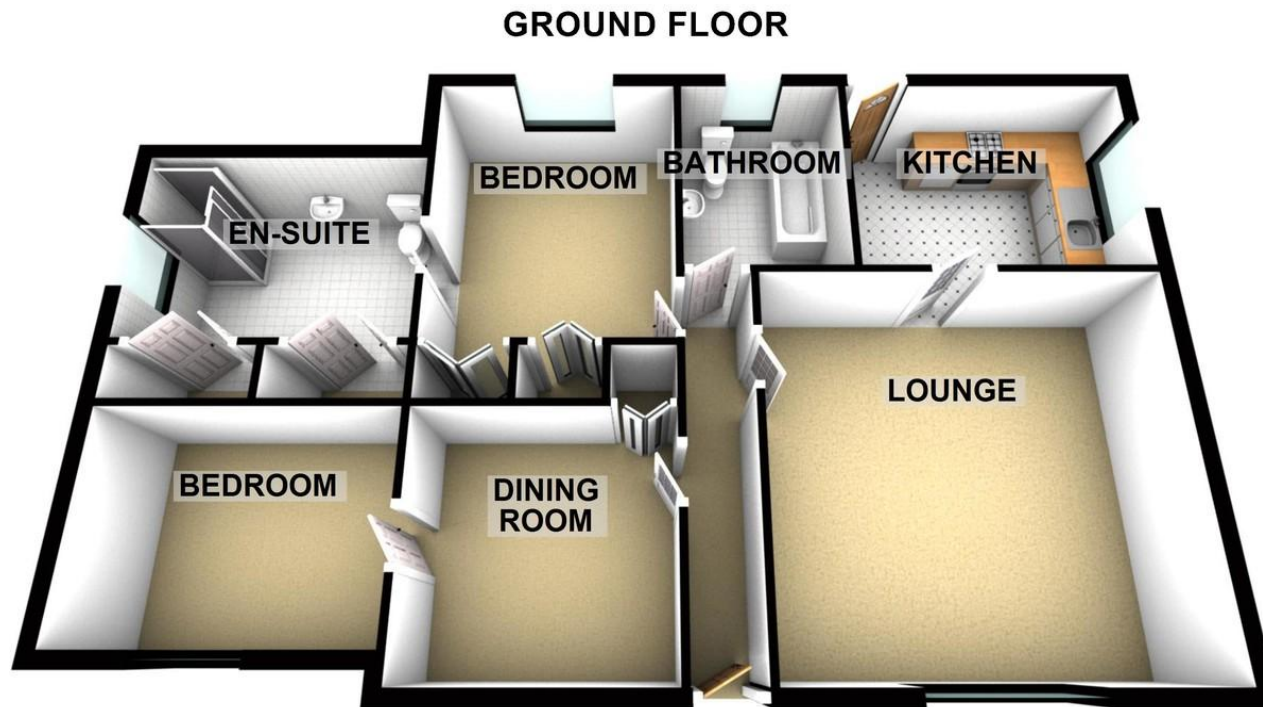


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# Floorplans

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# Property Room sizes

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## **HALL**

*15' 2" x 3' 4" (4.62m x 1.02m)*

## **LOUNGE**

*14' 8" x 14' 8" (4.47m x 4.47m)*

## **KITCHEN**

*12' 6" x 9' (3.81m x 2.74m)*

## **BEDROOM**

*12' 6" x 9' 6" (3.81m x 2.9m)*

## **ENSUITE**

*8' 5" x 8' 1" (2.57m x 2.46m)*

## **SITTING ROOM**

*9' 5" x 8' 6" (2.87m x 2.59m)*

## **BEDROOM**

*9' 9" x 9' 5" (2.97m x 2.87m)*

## **BATHROOM**

*9' 6" x 5' (2.9m x 1.52m)*

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.



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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](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)

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