

# Buy your next home with Next Home

Leading Perthshire Estate Agency

18 Lettoch Terrace, Pitlochry, PH16 5BA

Offers Over £270,000

  
**NEXTHOME**  
ESTATE & LETTING AGENTS



# Buying with Next Home

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18 Lettoch Terrace, Pitlochry, PH16 5BA

Many thanks for your interest with 18 Lettoch Terrace, Pitlochry, PH16 5BA.

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

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We are delighted to bring to the market this 3 BEDROOM SEMI DETACHED VILLA situated within a highly desirable residential area in the town of Pitlochry.

The property offers well- proportioned accommodation over two floors comprising of entrance vestibule, hall, lounge, bedroom 3/dining room and kitchen on the ground floor level together with 2 double bedrooms and a modern bathroom on the first floor.

There is double glazing and gas central heating throughout. The rear garden offers space for outdoor dining and there is lawn for ease of maintenance .

Parking is available to the front of the property.

There is also planning permission to extend the property and create off-street parking. 22/00846/FLL



# Key property features

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- ✓ 3 double bedrooms
- ✓ Popular residential area
- ✓ Ideal family home
- ✓ Lovely views
- ✓ Planning permission
- ✓ Close to all local amenities
- ✓ Gas central heating















# Have a property to sell?

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

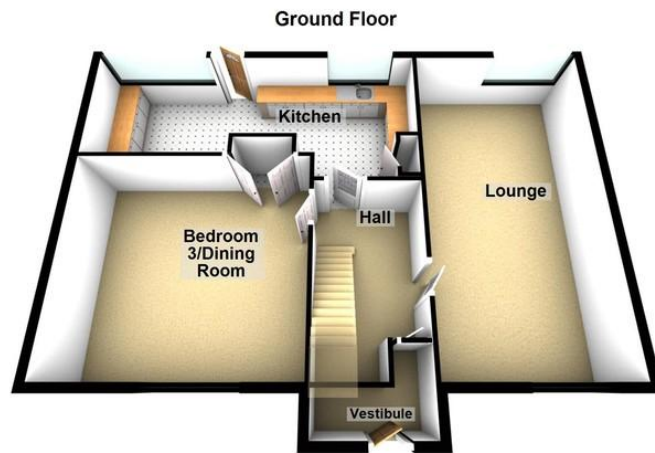


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# Floorplans

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# Property Room sizes

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## ENTRANCE VESTIBULE

7' 4" x 6' 11" (2.24m x 2.11m)

## LOUNGE

16' 7" x 11' 2" (5.05m x 3.4m)

## KITCHEN

18' 8" x 6' 11" (5.69m x 2.11m)

## BEDROOM/DINING ROOM

12' 10" x 11' 5" (3.91m x 3.48m)

## LANDING

15' x 6' 10" (4.57m x 2.08m)

## BEDROOM

14' 11" x 11' 4" (4.55m x 3.45m)

## BEDROOM

11' 5" x 11' 2" (3.48m x 3.4m)

## BATHROOM

6' 10" x 6' 1" (2.08m x 1.85m)

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

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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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