



Buy your next home with Next Home

Leading Perthshire Estate Agency

15 Garryside, Blair Atholl, Pitlochry, PH18 5SN

Offers Over £195,000


NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

15 Garryside, Blair Atholl, Pitlochry, PH18 5SN

Many thanks for your interest with 15 Garryside, Blair Atholl, Pitlochry, PH18 5SN.

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

Blair Atholl is a picturesque Highland village situated at the gateway to the Cairngorms National Park. Known for its stunning scenery, historic Blair Castle, and tranquil riverside setting, it offers a true taste of Highland living.

The village has a strong community feel with a local shop, cafés, and primary school, while nearby Pitlochry provides further amenities. Outdoor enthusiasts will love the abundance of walking, cycling, and fishing opportunities, as well as easy access to Munros and forest trails.

Blair Atholl has a mainline railway station with direct services to Perth, Inverness, and Edinburgh, making it well-connected despite its peaceful rural setting.

The area offers a mix of traditional cottages, stone villas, and country homes, appealing to those seeking a quiet, scenic lifestyle.



Property Summary

We are delighted to bring to the market this charming traditional TWO BEDROOM SEMI DETACHED BUNGALOW overlooking the River Garry.

The property is nestled away on the fringe of the village in a quiet residential area. The accommodation comprises entrance hall with window and stair to the living room; kitchen with fridge/freezer and washing machine; wet room with white suite; living room with feature open fire and window to the rear; inner hall with door to the rear and 2 double bedrooms with ample space for a range of free-standing furniture.

There is modern electric heating and a mixture of double and secondary glazing throughout together with a single glazed rear door.

Externally there is a gravel chipped parking space to the front, additional shared parking across, garden grounds to the side and rear and additional gardens to the front which are enclosed.

The property is quirky and quaint and will appeal to a wide range of purchasers.



Key property features

- ✓ Charming stone built cottage
- ✓ Riverside location
- ✓ Lounge with open fire
- ✓ Kitchen with white goods
- ✓ 2 Double Bedrooms
- ✓ Wet Room
- ✓ Modern electric heating
- ✓ Gardens to the front, side and rear
- ✓ Parking
- ✓ Quiet picturesque Location









An aerial photograph of a suburban residential neighborhood, featuring rows of houses with red brick walls and grey tiled roofs. The houses are set back from the roads by green lawns and some have small garden sheds or patios. The entire image is covered with a semi-transparent blue filter. The text is centered over the image.

Have a property to sell?

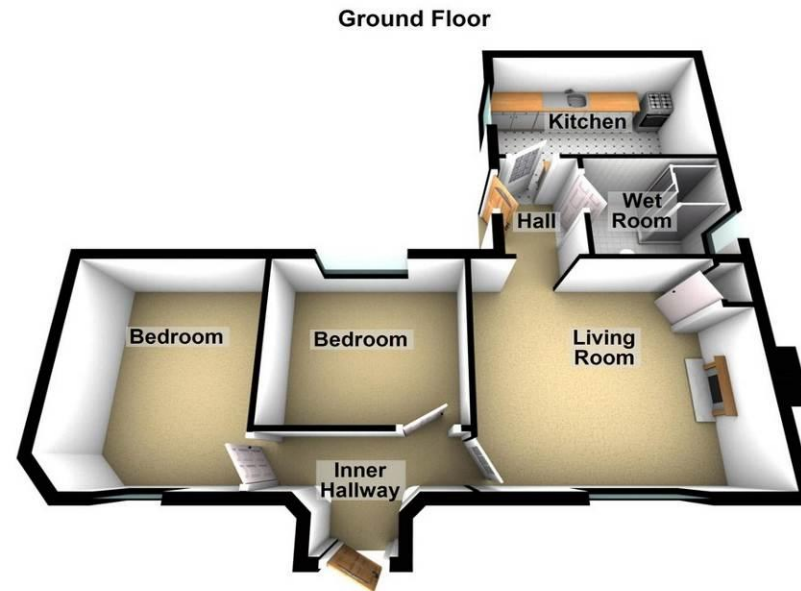
An expert from our local branch will provide you with the most accurate valuation.



NEXTHOME

ESTATE & LETTING AGENTS

Floorplans



Property Room Sizes

HALL

KITCHEN

11' 9" x 6' 8" (3.58m x 2.03m)

LIVING ROOM

15' 10" x 13' 7" (4.83m x 4.14m)

INNER HALL

BEDROOM

15' 10" x 12' 6" (4.83m x 3.81m)

BEDROOM

11' 10" x 10' 2" (3.61m x 3.1m)

SHOWER ROOM

7' 3" x 4' 9" (2.21m x 1.45m)

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.



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