



# Buy your next home with Next Home

Leading Perthshire Estate Agency

Flat 2, Struan House , 38 Bonnethill Road, Pitlochry, PH16 5BS

Offers Over £145,000

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**NEXTHOME**  
ESTATE & LETTING AGENTS



# Buying with Next Home

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Flat 2, Struan House , 38 Bonnethill Road, Pitlochry,  
PH16 5BS

Many thanks for your interest with Flat 2, Struan House , 38 Bonnethill Road, Pitlochry, PH16 5BS.

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 a picturesque Highland town renowned for its stunning scenery, welcoming community, and vibrant tourist appeal. Surrounded by mountains, lochs, and forests, it offers endless opportunities for walking, cycling, fishing, and outdoor pursuits.

The town itself boasts a variety of independent shops, cafés, restaurants, and cultural attractions, including the famous Pitlochry Festival Theatre and two whisky distilleries. Excellent transport links include a mainline railway station with services to Inverness, Perth, and Edinburgh, making Pitlochry ideal for both residents and visitors.

A mix of traditional stone villas, cottages, and modern homes makes it a highly desirable place to live.



# Property Summary

Flat 2, Struan House, 38 Bonnethill Road is a beautifully finished ground-floor apartment right in the heart of Pitlochry – an easy, level home-from-home with real charm and a proven holiday-let track record.

Set within an attractive traditional stone building, the flat opens to a bright, welcoming lounge where the feature bay window steals the show. With its deep sill, shutters and generous proportions, this is a room made for relaxing after a day in the hills, reading by the window or hosting friends in comfort. The high ceilings and crisp décor give it a calm, airy feel while still retaining that classic Highland character.

Off the lounge sits a smart, well-presented kitchen, neatly laid out with contemporary units, timber worktops and a stylish tiled splashback and there's space for casual dining.

The double bedroom is a restful retreat, tastefully styled with a bold feature wall, soft tones and plenty of room for wardrobes and bedside furniture. Quiet and inviting, it works equally well as a permanent home or a high-quality short-stay space.

Completing the accommodation is a modern shower room finished to a high standard, featuring a large walk-in shower, sleek vanity storage and quality fittings – clean, fresh and very much “hotel-ready”.

Outside, residents have access to parking to the rear, adding a practical edge that's ideal for owners and guests alike.





# Key property features

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- ✓ Chain Free
- ✓ Ideal investment
- ✓ Walking distance to town centre
- ✓ Off-street parking
- ✓ Modern shower room
- ✓ Immaculately presented
- ✓ Ideal for a first-time buyer
- ✓ Chain free
- ✓ Popular residential area
- ✓ Electric heating















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 with 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 middle of the image.

# 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**

*11' 7" x 4' 8" (3.53m x 1.42m)*

## **LOUNGE**

*14' 6" x 11' 9" (4.42m x 3.58m)*

## **KITCHEN**

*9' 4" x 8' (2.84m x 2.44m)*

## **BEDROOM**

*11' 6" x 9' 8" (3.51m x 2.95m)*

## **SHOWER ROOM**

*9' x 4' 8" (2.74m x 1.42m)*

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](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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