



# Buy your next home with Next Home

Leading Perthshire Estate Agency

23 Knockard Place, Pitlochry, PH16 5JF

Offers Over £220,000

■■■■  
**NEXTHOME**  
ESTATE & LETTING AGENTS



# Buying with Next Home

---

23 Knockard Place, Pitlochry, PH16 5JF

Many thanks for your interest with 23 Knockard Place, Pitlochry, PH16 5JF.

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 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

---

Set on a generous corner plot in a quiet Pitlochry cul-de-sac, 23 Knockard Place is a well-proportioned 2-bedroom semi-detached bungalow with far-reaching outlooks and excellent outdoor space.

The home offers bright accommodation comprising a modernised kitchen, 2 bedrooms, lounge and bathroom together with a large private garden-ideal for a keen gardener or to extend the property.

The welcoming hall sits at the heart of the property and leads into a spacious lounge where a wide picture window frames the surrounding neighbourhood and hills beyond. There is ample room here for both living and dining furniture, creating a comfortable main hub for everyday life and entertaining.

The kitchen is smartly fitted in a practical L-shape with plenty of storage and worktop space, complemented by an integrated oven, hob and extractor.

Both bedrooms offer flexibility for family living, guests, or home working.

A well-appointed family bathroom completes the accommodation.

Outside, the wrap-around garden is a feature largely laid to lawn and enclosed by mature hedging. It provides privacy, sunshine, and an enviable sense of space rarely found so close to town.

A detached single garage and driveway add everyday convenience, while the scale of the plot offers potential for those looking to enhance or extend, subject to the usual consents.



# Key property features

---

- ✓ Chain free
- ✓ Private corner plot
- ✓ Garage
- ✓ Spacious Lounge
- ✓ Sought after area
- ✓ Ideal for retirement
- ✓ Room to extend
- ✓ Well-presented
- ✓ Close to local amenities
- ✓ Floored Attic













An aerial photograph of a suburban residential neighborhood, featuring rows of houses with red brick walls and grey tiled roofs. The houses are arranged in a grid-like pattern with green lawns and some driveways. The entire image is covered with a semi-transparent blue filter. Overlaid on this background is white text and a logo.

# Have a property to sell?

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

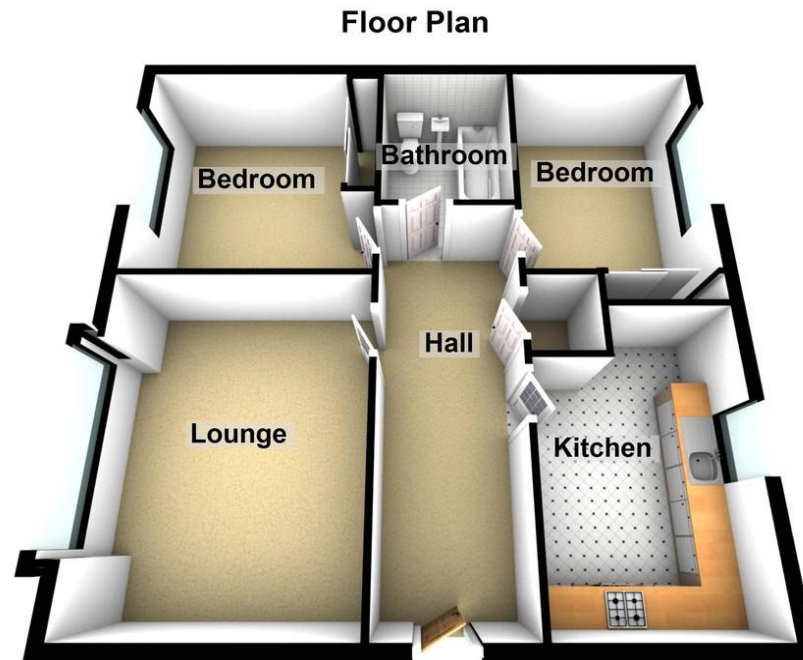


**NEXTHOME**

ESTATE & LETTING AGENTS

# Floorplans

---





# Property Room Sizes

---

## **HALL**

*17' 0" x 3' (5.18m x 0.91m)*

## **LOUNGE**

*14' x 14' (4.27m x 4.27m)*

## **KITCHEN**

*11' 5" x 9' 11" (3.48m x 3.02m)*

## **BEDROOM**

*10' x 8' 2" (3.05m x 2.49m)*

## **BEDROOM**

*12' x 9' (3.66m x 2.74m)*

## **BATHROOM**

*6' 8" x 5' 11" (2.03m x 1.8m)*

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)

*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