



Buy your next home with Next Home

Leading Perthshire Estate Agency

Westhaugh of Dalshian, Dalshian, Pitlochry, PH16 5TD

Offers Over £585,000

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NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

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Pitlochry, PH16 5TD

Many thanks for your interest with Westhaugh of Dalshian, Dalshian, Pitlochry, PH16 5TD.

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 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 vibrant and picturesque Highland town renowned for its stunning scenery and welcoming community.

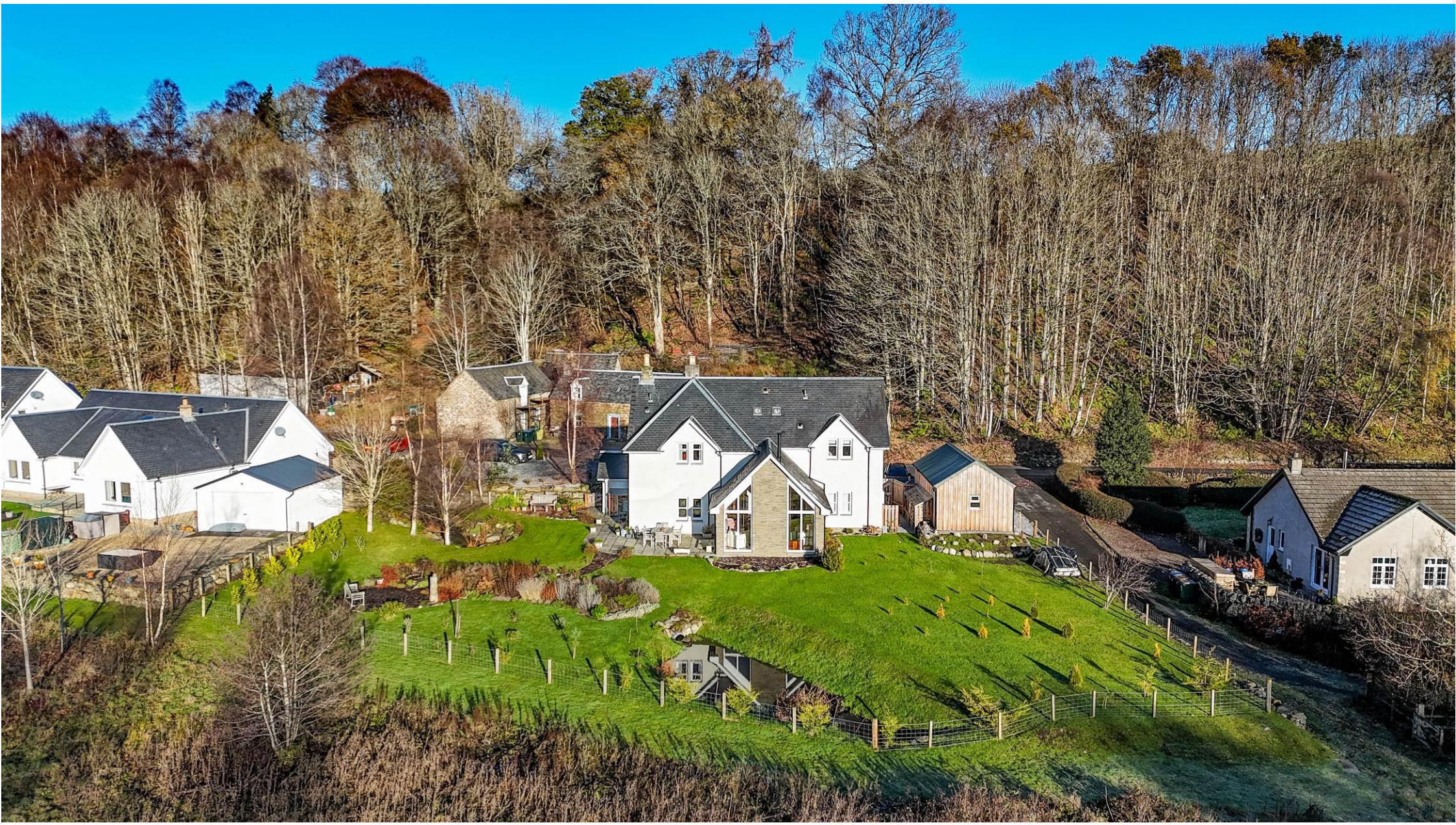
Surrounded by majestic mountains, beautiful lochs, and forests, it is a paradise for walking, cycling, fishing, and outdoor pursuits.

The town boasts a variety of independent shops, cafés, restaurants, and cultural attractions, including the famous Pitlochry Festival Theatre, two whisky distilleries, golf course, school, GP surgery and community hospital.

Excellent transport links include a mainline railway station with services to Inverness, Perth, Glasgow, Edinburgh and London (including sleeper service), making Pitlochry ideal for both residents and visitors.

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





Property Summary

A rare opportunity to purchase this immaculately presented DETACHED 4/5 BEDROOM ARCHITECT DESIGNED EXECUTIVE VILLA situated in Dalshian on the fringe of the town of Pitlochry.

The property offers spacious, versatile accommodation over 2 floors comprising welcoming lobby; WC; reception hall with 2 storage cupboards; open plan kitchen/dining/sitting room with feature wood burning stove cooker and additional Range style cooker together with double doors to the garden; family room with vaulted ceiling, wood burning stove and doors to the garden; study/snug/bedroom 5; shower room and utility room on the ground floor.

On the first floor there are 4 double bedrooms, 3 of which are en-suite and there is a Jack & Jill bathroom. There is excellent storage throughout.

Externally there is a large driveway to the front, additional driveway leading to the garage/workshop and beautifully landscaped gardens with pond attracting ducks and wildlife.

The property benefits from having argon filled double glazing and underfloor heating throughout serviced by a highly efficient air source heat pump.

Early viewing is essential to appreciate the quality and quantity of accommodation on offer.



Key property features

- ✓ Architect designed executive villa
- ✓ Finished to a very high specification
- ✓ Beautifully landscaped gardens
- ✓ Open countryside views
- ✓ Versatile accommodation
- ✓ Open plan Kitchen/Dining/Sitting Room
- ✓ Family room with vaulted ceiling and wood burner
- ✓ 4/5 Bedrooms
- ✓ 2 Bathrooms, 3 Shower Rooms & WC
- ✓ Utility Room, walk in larder and excellent storage
- ✓ Air source heat pump/underfloor heating throughout
- ✓ Garage/workshop and large driveway













An aerial photograph of a suburban residential neighborhood, featuring rows of houses with red brick walls and grey tiled roofs. The houses are interspersed 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 overlaid on the upper half of the image.

Have a property to sell?

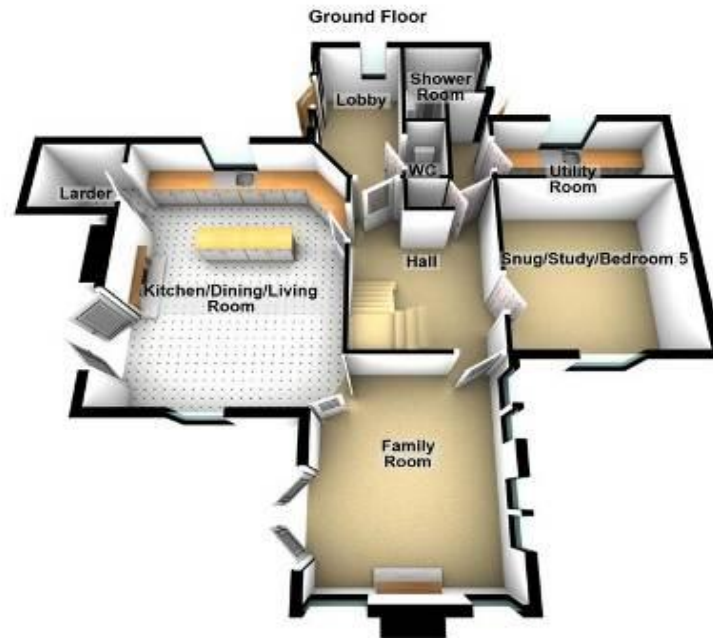
An expert from our local branch will provide you with
the most accurate valuation.



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Floorplans





Property Room Sizes

LOBBY

13' 2" x 7' 6" (4.01m x 2.29m)

WC

5' 0" x 3' 7" (1.52m x 1.09m)

RECEPTION HALL

13' 7" x 11' 7" (4.14m x 3.53m)

KITCHEN/DINING/FAMILY ROOM

26' 4" x 20' 0" (8.03m x 6.1m)

LARDER

7' 2" x 6' 8" (2.18m x 2.03m)

LIVING ROOM

20' 2" x 16' 1" (6.15m x 4.9m)

SNUG/OFFICE/BEDROOM 5

13' 2" x 12' 1" (4.01m x 3.68m)

UTILITY ROOM

12' 1" x 6' 5" (3.68m x 1.96m)

SHOWER ROOM

7' 8" x 7' 0" (2.34m x 2.13m)

PRINCIPAL BEDROOM

17' 7" x 13' 6" (5.36m x 4.11m)

EN-SUITE

8' 6" x 7' 3" (2.59m x 2.21m)

BEDROOM

11' 4" x 9' 9" (3.45m x 2.97m)

EN-SUITE

6' 3" x 4' 5" (1.91m x 1.35m)

BEDROOM

11' 1" x 9' 8" (3.38m x 2.95m)

JACK & JILL BATHROOM

BEDROOM

11' 9" x 9' 8" (3.58m x 2.95m)

EN-SUITE

9' 8" x 4' 8" (2.95m 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

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

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