

# Buy your next home with Next Home

Leading Perthshire Estate Agency

14 Fenton Terrace, Pitlochry, PH16 5DP

Offers Over £440,000

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**NEXTHOME**  
ESTATE & LETTING AGENTS



# Buying with Next Home

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14 Fenton Terrace, Pitlochry, PH16 5DP

Many thanks for your interest with 14 Fenton Terrace, Pitlochry, PH16 5DP.

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 reknown 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.

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# Next Home your number 1 choice for property sales



FREE Valuations



We're open 7 days a  
week until 9pm



Registered Buyers



No obligation  
mortgage advice



Conveyancing  
Quotations



First Time Buyer  
with No Deposit



Next Home's  
Buying Guide



Next Home  
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.





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## Property Summary

A rare opportunity to acquire this beautifully presented detached 3/4 bedroom split-level bungalow, enviably positioned within a quiet and highly sought-after residential area of the popular town of Pitlochry.

The property offers exceptionally versatile and well-designed accommodation. The welcoming entrance hall leads to a spacious dining kitchen, complete with a Belling range cooker, which in turn flows via a split level into the bright and impressive lounge. This stunning living space features a vaulted ceiling, large picture windows, a gas log-effect stove, and direct access to the garden, creating a perfect balance of comfort and style.

An additional staircase from the lounge leads to a mezzanine office or playroom, overlooking the lounge below, ideal for home working or flexible family use.

There are three generous double bedrooms, along with a further sitting room or fourth bedroom featuring doors opening to the front of the property, offering excellent adaptability to suit a range of lifestyles.

The family bathroom is attractively finished with a roll-top bath, complemented by an additional modern shower room. A well-appointed utility room provides excellent storage and space for appliances.

Externally, the property is set within delightful garden grounds, mainly laid to lawn with mature planted borders, while a charming burn runs along the foot of the garden, enhancing the tranquil setting.

A garage and driveway provide ample off-street parking.



# Key property features

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- ✓ Versatile family home
- ✓ Popular Residential area
- ✓ Close to local amenities
- ✓ Garage
- ✓ Lovely walk nearby
- ✓ Mezzanine level
- ✓ Versatile accommodation
- ✓ shower room and bathroom
- ✓ Off-street parking
- ✓ Gas central heating





















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 trees. 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.



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# Floorplans

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# Property Room sizes

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## ENTRANCE HALL

## LOUNGE

*17' 8" x 16' 10" (5.38m x 5.13m)*

## DINING AREA

*11' 3" x 10' 4" (3.43m x 3.15m)*

## KITCHEN

*12' 4" x 9' 1" (3.76m x 2.77m)*

## MEZZANINE OFFICE/PLAY ROOM/SNUG

*20' 7" x 16' 8" (6.27m x 5.08m)*

## UTILITY ROOM

*8' 5" x 6' 2" (2.57m x 1.88m)*

## SITTING ROOM/BEDROOM 4

*17' 3" x 16' 8" (5.26m x 5.08m)*

## BEDROOM

*14' 6" x 10' 9" (4.42m x 3.28m)*

## BEDROOM

*11' 2" x 19' (3.4m x 5.79m)*

## BEDROOM

*11' 2" x 10' 9" (3.4m x 3.28m)*

## BATHROOM

*9' x 7' 1" (2.74m x 2.16m)*

## BATHROOM

*9' x 7' 1" (2.74m x 2.16m)*

## SHOWER ROOM

*8' 5" x 3' 3" (2.57m x 0.99m)*

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*

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