

# Buy your next home with Next Home

Leading Perthshire Estate Agency

Caorann, 7 Dall, Rannoch, Pitlochry, PH17 2QR

Offers Over £280,000

  
**NEXTHOME**  
ESTATE & LETTING AGENTS

# Buying with Next Home

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Caorann, 7 Dall, Rannoch, Pitlochry, PH17 2QR

Many thanks for your interest with Caorann, 7 Dall, Rannoch, Pitlochry, PH17 2QR.

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.

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.

# 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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Rannoch is a truly special Highland location, renowned for its breathtaking scenery, peaceful surroundings and strong sense of community. Surrounded by lochs, mountains and woodland, the area offers an abundance of outdoor pursuits including walking, cycling, fishing and wildlife watching.

Nearby Loch Rannoch provides a stunning focal point, while the wider Perthshire countryside delivers year-round natural beauty. Despite its tranquil setting, Rannoch benefits from a railway station with links to Glasgow and Fort William, and road connections to Pitlochry and beyond, making it an ideal retreat without feeling remote.





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Visit [www.nexthomeonline.com/buying](http://www.nexthomeonline.com/buying)

# Property Summary

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Next Home are delighted to bring to the market this beautifully renovated three-bedroom detached bungalow set within the peaceful and picturesque surroundings of Rannoch, offering modern, energy-efficient living in a stunning Highland setting.

This impressive home has been thoughtfully upgraded throughout and is presented in true move-in condition.

The spacious lounge is bright and welcoming, enjoying large windows that frame the surrounding greenery and create a calm, airy atmosphere.

The contemporary kitchen/dining area has been designed with modern living in mind, featuring stylish cabinetry, quality finishes and ample space for dining and entertaining. Doors open directly onto the rear decking, seamlessly connecting indoor and outdoor living. There is also a utility room that gives access to the garage.

There are three well-proportioned bedrooms, including a generous principal bedroom benefitting from a beautifully appointed new en-suite shower room. The remaining bedrooms are served by a newly installed family bathroom, finished to a high standard with modern fittings and a fresh, elegant design.

Externally, the property enjoys generous garden grounds with a large decked area ideal for relaxing or entertaining. A driveway and garage provide excellent parking and storage.

Further benefits include double glazing, solar panels and an air source heat pump, ensuring the property is both energy efficient and cost effective to run.



# Key property features

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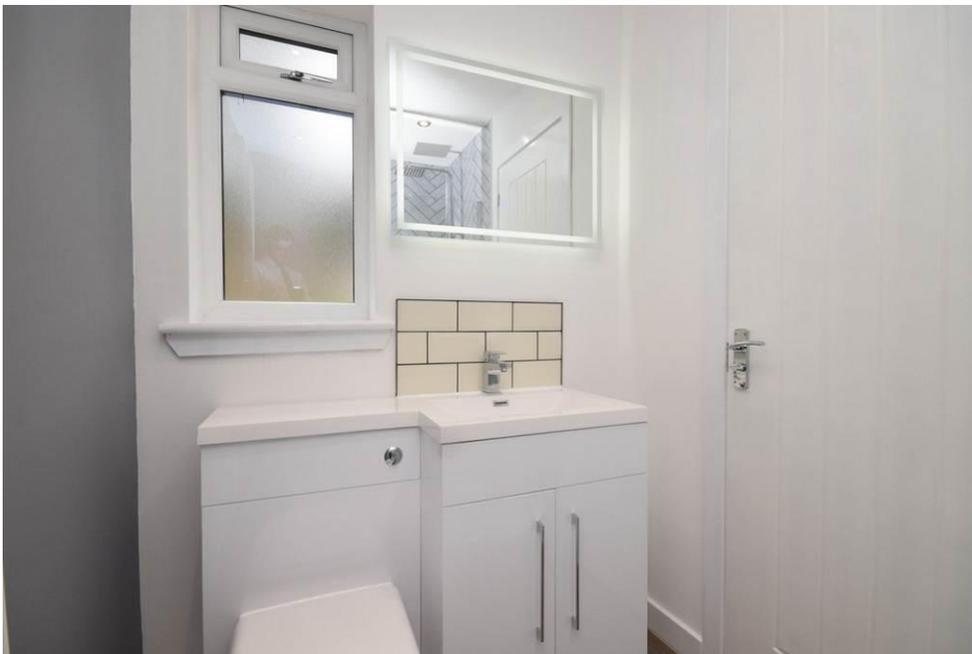
- ✓ Solar Panels
- ✓ Air source heat pump
- ✓ Completely renovated
- ✓ Quiet location
- ✓ Large principal bedroom
- ✓ Principal en-suite shower room
- ✓ Modern bathroom
- ✓ Newly fitted kitchen
- ✓ Off-street parking
- ✓ Garage













# Have a property to sell?

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

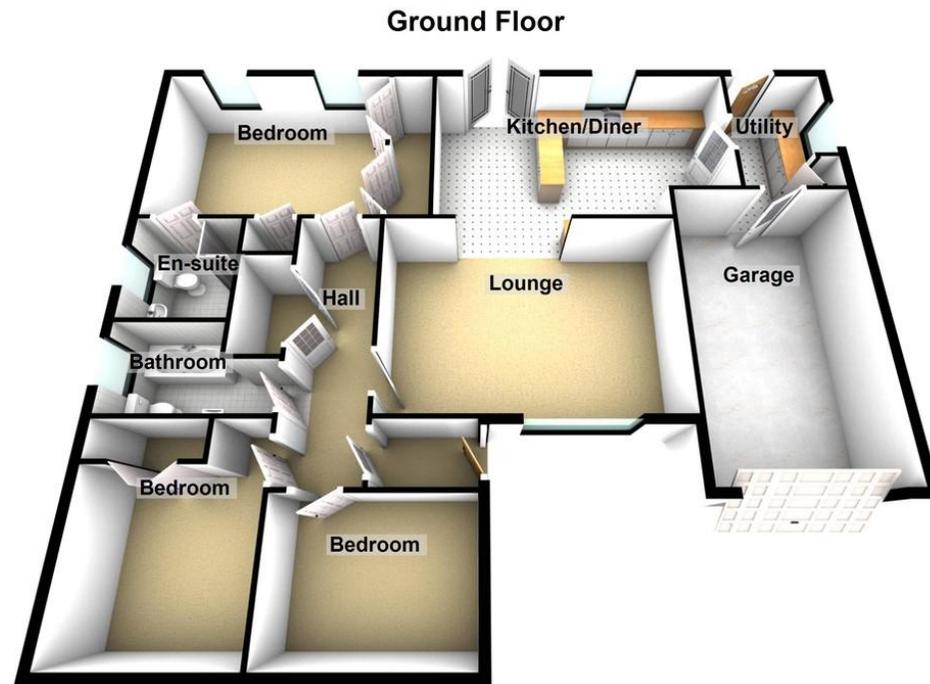


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# Floorplans

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# Property Room sizes

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## **VESTIBULE**

*4' 5" x 3' 6" (1.35m x 1.07m)*

## **HALLWAY**

*17' 1" x 4' 7" (5.21m x 1.4m)*

## **LOUNGE**

*18' 2" x 11' 9" (5.54m x 3.58m)*

## **KITCHEN/DINER**

*19' 8" x 12' 2" (5.99m x 3.71m)*

## **UTILITY ROOM**

*10' 2" x 5' 3" (3.1m x 1.6m)*

## **BEDROOM**

*14' 8" x 12' 6" (4.47m x 3.81m)*

## **ENSUITE**

*7' 2" x 5' 1" (2.18m x 1.55m)*

## **BEDROOM**

*12' 9" x 8' 8" (3.89m x 2.64m)*

## **BEDROOM**

*9' 1" x 8' 3" (2.77m x 2.51m)*

## **BATHROOM**

*10' x 5' 8" (3.05m x 1.73m)*

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.



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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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