

Buy your next home with Next Home

Leading Perthshire Estate Agency

80 Atholl Road, Pitlochry, PH16 5BL

Offers Over £180,000




NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

80 Atholl Road, Pitlochry, PH16 5BL

Many thanks for your interest with 80 Atholl Road, Pitlochry, PH16 5BL.

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.

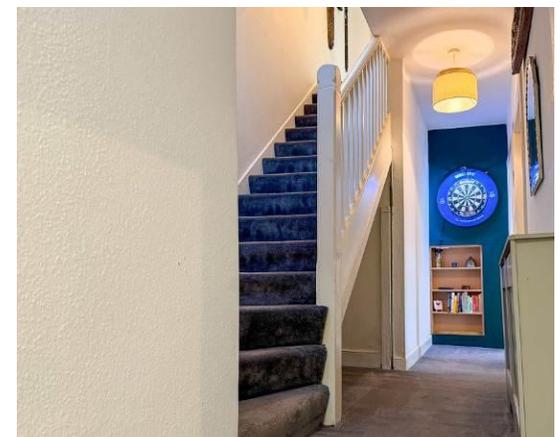
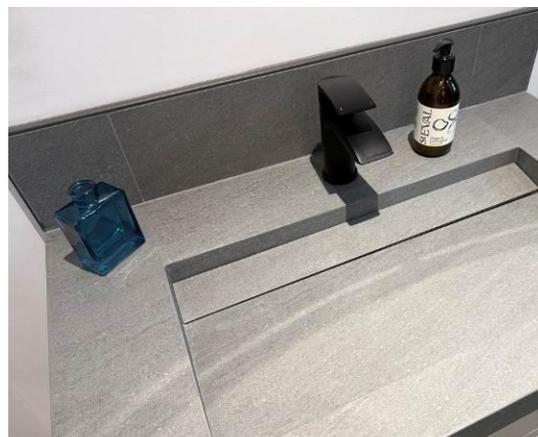
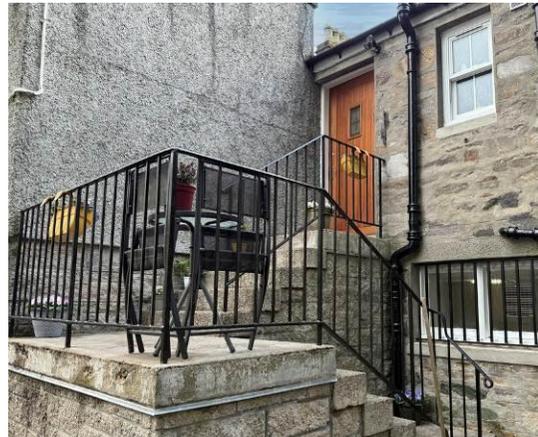
About the Area

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

Rarely available to the market, this attractive three-bedroom duplex apartment is ideally situated in the centre of Pitlochry.

Set over two levels, the property offers spacious and well-appointed accommodation including a bright dual-aspect lounge, a modern dining kitchen, three well-proportioned bedrooms, and two stylish shower rooms.

There is double glazing and gas central heating throughout and parking is available on street to the front.

The property is quirky with its split-level feature and has been in the same family for 2 generations.

With its central location close to local amenities, restaurants, and transport links, the property would make an ideal permanent home, holiday retreat, or investment opportunity.

Early viewing is highly recommended to appreciate the location and accommodation on offer.



Key property features

- ✓ Duplex Apartment
- ✓ Central location with views of Moulin burn
- ✓ Bright lounge with dual aspect windows
- ✓ Dining Kitchen
- ✓ 3 Double bedrooms
- ✓ 2 Contemporary shower rooms
- ✓ Quirky features
- ✓ Double glazing
- ✓ Gas central heating
- ✓ Rare to the market









An aerial photograph of a residential neighborhood, showing rows of houses with red brick walls and grey roofs. The image is overlaid with a semi-transparent blue filter. The houses are arranged in a grid-like pattern, with some featuring gardens and driveways. The overall scene is a typical suburban housing estate.

Have a property to sell?

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

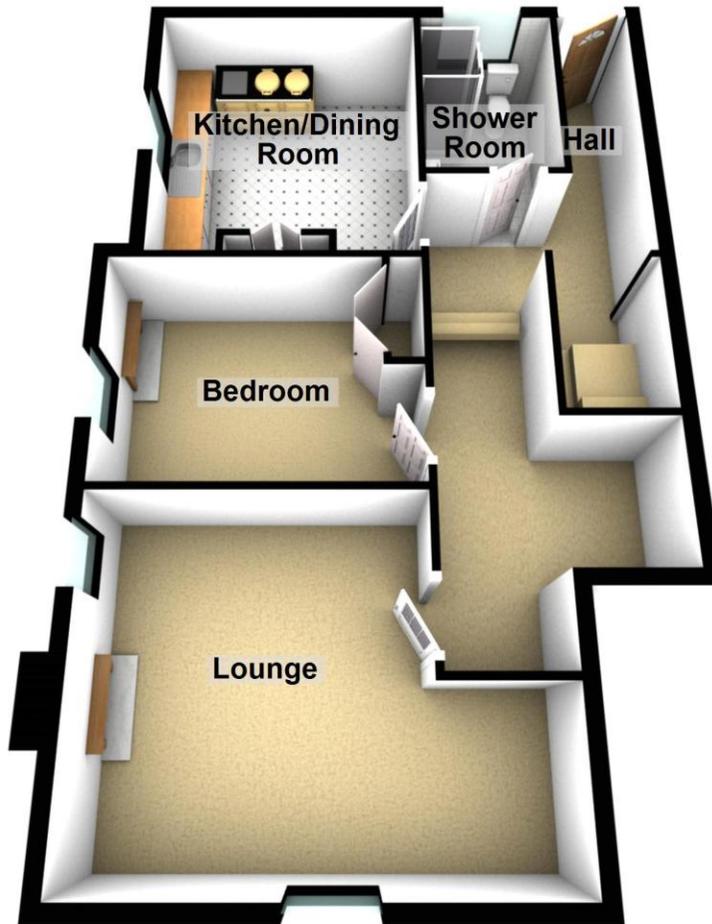


NEXTHOME

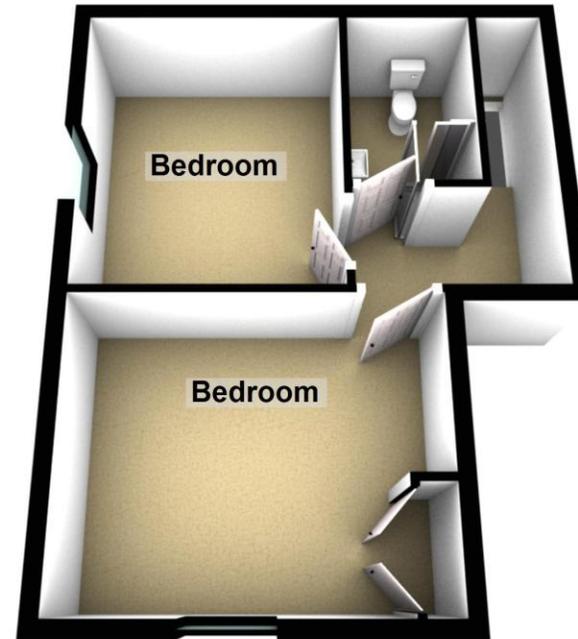
ESTATE & LETTING AGENTS

Floorplans

Floor Plan



First Floor



Property Room Sizes

LOUNGE

16' 0" x 15' 7" (4.88m x 4.75m)

DINING KITCHEN

11' 8" x 10' 2" (3.56m x 3.1m)

SHOWER ROOM

6' 9" x 5' 9" (2.06m x 1.75m)

BEDROOM 1

15' 5" x 11' 4" (4.7m x 3.45m)

BEDROOM 2

13' 4" x 10' 2" (4.06m x 3.1m)

BEDROOM 3

12' 3" x 11' 3" (3.73m x 3.43m)

SHOWER ROOM 2

7' 7" x 6' 4" (2.31m x 1.93m)



NEXTHOME
ESTATE & LETTING AGENTS

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

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