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Leading Perthshire Estate Agency

26 Fonab Crescent, Pitlochry, PH16 5SR

Offers Over £210,000

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NEXT HOME
ESTATE & LETTING AGENTS

Buying with Next Home

26 Fonab Crescent, Pitlochry, PH16 5SR

Many thanks for your interest with 26 Fonab Crescent, Pitlochry, PH16 5SR.

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 set in the heart of the beautiful Perthshire countryside and is served by a wide range of local facilities and amenities including shopping, banking, professional offices, doctor's surgery and a community hospital.

The town remains a popular holiday destination and attractions include the fish ladder, Pitlochry festival theatre and the nearby Blair castle. The town is bypassed by the A9 trunk route providing easy access to the North and South.



Property Summary

A fantastic opportunity to purchase this extended 4 bedroom detached bungalow situated in the popular town of Pitlochry.

The property is extended and is set over one level and comprises of: Entrance porch, hallway with storage, large lounge, open plan kitchen/diner, 4 bedrooms with master en-suite and a shower room.

There is double glazing and gas central heating through out. Externally there are garden grounds surrounding the property and a single garage.



Key property features

- ✓ Extended bungalow
- ✓ 4 bedrooms
- ✓ Large kitchen diner
- ✓ Development opportunity
- ✓ Ensuite
- ✓ Corner plot
- ✓ Single garage
- ✓ Gas central heating
- ✓ Close to all local amenities
- ✓ Sought after area









Have a property to sell?

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



Floorplans





Property Room sizes

ENTRANCE PORCH

3' 5" x 3' 1" (1.04m x 0.94m)

HALL

17' 7" x 3' 2" (5.36m x 0.97m)

LOUNGE

17' 3" x 11' 7" (5.26m x 3.53m)

KITCHEN/DINER

27' 6" x 11' 3" (8.38m x 3.43m)

BEDROOM 1

17' x 16' 3" (5.18m x 4.95m)

ENSUITE

8' x 7' 4" (2.44m x 2.24m)

BEDROOM 2

11' 8" x 8' 7" (3.56m x 2.62m)

BEDROOM 3

11' 8" x 8' 7" (3.56m x 2.62m)

BEDROOM 4

11' 8" x 8' 7" (3.56m x 2.62m)

SHOWER ROOM

6' 5" x 5' 9" (1.96m x 1.75m)

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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