



# Buy your next home with Next Home

Leading Perthshire Estate Agency

Tombruach, Cuilc Brae, Pitlochry, PH16 5QS

Offers Over £299,950

■■■■  
**NEXTHOME**  
ESTATE & LETTING AGENTS

# Buying with Next Home

---

Tom Bruach, Cuilc Brae, Pitlochry, PH16 5QS

Many thanks for your interest with Tom Bruach, Cuilc Brae, Pitlochry, PH16 5QS.

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

---

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.





Get to know about our newly listed propertyies 1st by  
signing up to our Hot Buyers lists!

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



# Property Summary

---

Next Home are delighted to bring to the market this beautifully upgraded bungalow which nestles in the rarely available Cuilc Brae area of Pitlochry.

This beautifully upgraded bungalow sits in the rarely available Cuilc Brae area of Pitlochry and comprises of: entrance hallway, lounge with log burner, open plan fully fitted kitchen/diner with island, utility area, large conservatory with panoramic views to the surrounding countryside, 3 double bedrooms with one en-suite, modern shower room and a bathroom.

Externally the property boasts stunning views and is situated on a beautifully landscaped garden and provides private access to the forest and the Pitlochry Paths network.

There is a large double garage which has electricity and water supplies. In addition there is a summer house which is currently used as a home office.

Please note that the property is of a non traditional build.



# Key property features

---

- ✓ Immaculately presented
- ✓ 3 double bedrooms
- ✓ Outstanding views
- ✓ Popular residential location
- ✓ Beautifully landscaped gardens
- ✓ Spacious rooms throughout
- ✓ Ideal holiday retreat
- ✓ Double Garage
- ✓ Close to local amenities
- ✓ Home Office



















%image\_c\_25\_527%



%image\_c\_26\_527%







# Have a property to sell?

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

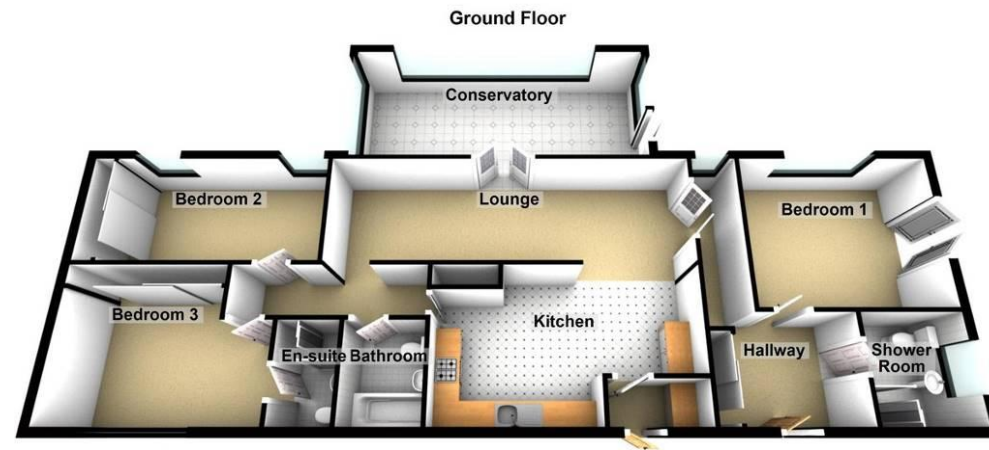


## NEXTHOME

ESTATE & LETTING AGENTS

# Floorplans

---







# Property Room sizes

## HALL

## LOUNGE

22' 0" x 11' 9" (6.73m x 3.6m)

## KITCHEN/DINER

15' 3" x 11' 5" (4.67m x 3.50m)

## CONSERVATORY

16' 7" x 12' 8" (5.06m x 3.87m)

## BEDROOM 1

15' 7" x 12' 2" (4.75m x 3.72m)

## BEDROOM 2

16' 4" x 10' 5" (5m x 3.2m)

## BEDROOM 3

14' 0" x 10' 5" (4.29m x 3.19m)

## ENSUITE

7' 2" x 3' 10" (2.19m x 1.19m)

## SHOWER ROOM

6' 11" x 5' 5" (2.13m x 1.67m)

## BATHROOM

7' 4" x 5' 0" (2.26m x 1.54m)

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*

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