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Leading Perthshire Estate Agency

The Old Pottery, East Haugh, Pitlochry, PH16 5TE

Offers Over £440,000


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Buying with Next Home

The Old Pottery, East Haugh, Pitlochry, PH16 5TE

Many thanks for your interest with The Old Pottery, East Haugh, Pitlochry, PH16 5TE.

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.

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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.





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Property Summary

A fantastic opportunity to purchase this rare to the market 4-5 bedroom double extended cottage situated in the small village of East Haugh on the perimeter of Pitlochry.

This substantial sized accommodation is set over two levels and comprises of: Extensive open plan kitchen/diner with fitted appliances and space for a large dining table, utility room, spacious lounge with two open fireplaces and space for large freestanding furniture and wooden stairwell leading up to the 1st floor, 3 double bedrooms, TV room/home office space, a very large room that was once previously used as a gallery, with an en-suite wash room, that could be used as an additional sitting room/bedroom, large dining area, or self-contained unit. Additionally, there is a further spacious room currently used as an artist's studio, with potential for multiple usage. This most versatile accommodation also has a downstairs shower room and family bathroom.

Externally the property sits on a substantial sized plot, with potential for development stpp. Boasting stunning countryside views there is a large south facing garden to the front, with a small stream, flower beds, extensive lawn, parking for several cars and a detached single garage.



Key property features

- ✓ Beautifully presented
- ✓ Generous plot
- ✓ Large kitchen/diner
- ✓ Fantastic holiday let opportunity
- ✓ Substantial family home
- ✓ Stunning views
- ✓ Home office/studio
- ✓ Well sought after area
- ✓ Easy access to the A9
- ✓ Very versatile













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?

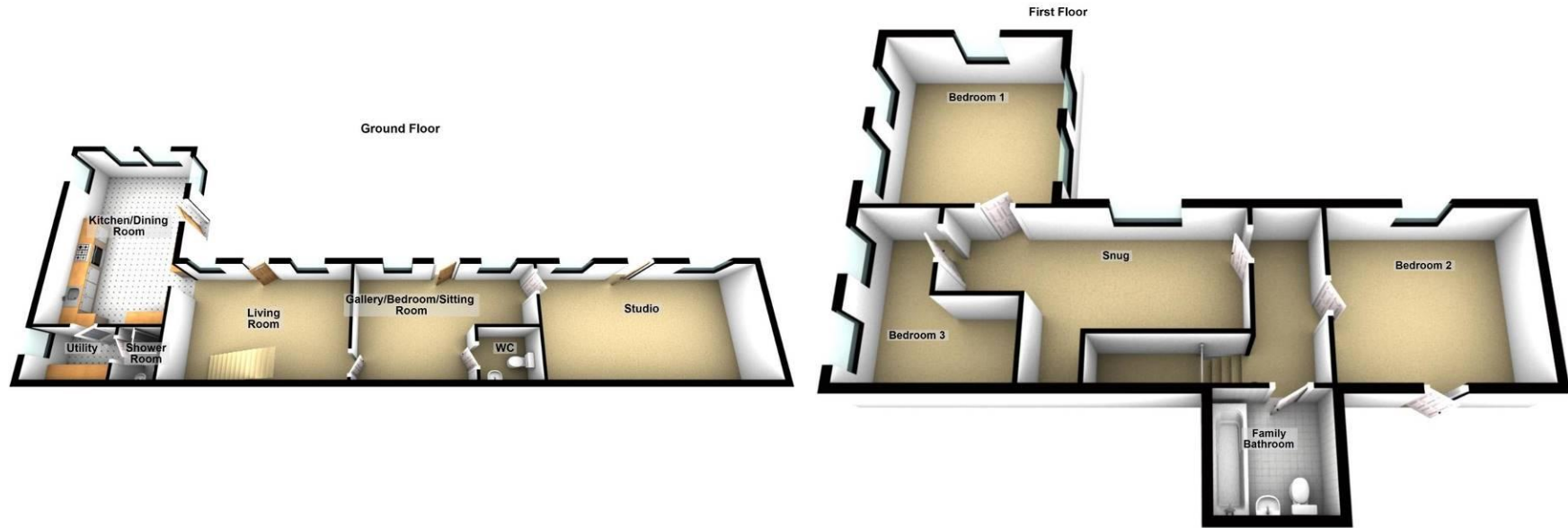
An expert from our local branch will provide you with the most accurate valuation.



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Floorplans





Property Room sizes

KITCHEN/DINER

24' x 14' (7.32m x 4.27m)

UTILITY ROOM

8' 3" x 5' 7" (2.51m x 1.7m)

LOUNGE

27' x 12' 9" (8.23m x 3.89m)

STUDIO

29' x 12' 9" (8.84m x 3.89m)

GALLERY/BEDROOM/SITTING ROOM

31' x 12' 9" (9.45m x 3.89m)

SHOWER ROOM

6' 8" x 5' 3" (2.03m x 1.6m)

W/C

5' 9" x 4' 1" (1.75m x 1.24m)

BEDROOM 1

15' 8" x 13' 8" (4.78m x 4.17m)

BEDROOM 2

12' 7" x 11' 1" (3.84m x 3.38m)

BEDROOM 3

13' 6" x 13' (4.11m x 3.96m)

SNUG

12' 7" x 11' (3.84m x 3.35m)

BATHROOM

7' 9" x 6' 3" (2.36m x 1.91m)

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:

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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

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