

Buy your next home with Next Home

Leading Perthshire Estate Agency

Strathlene, Croftinloan, Pitlochry, PH16 5TA

Offers Over £680,000


NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

Strathlene, Croftinloan, Pitlochry, PH16 5TA

Many thanks for your interest with Strathlene, Croftinloan, Pitlochry, PH16 5TA

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.





NEXTHOME

ESTATE & LETTING AGENTS

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

Visit www.nexthomeonline.com/buying

Property Summary

Next Home are delighted to bring to the market this outstanding 5 bedrooms detached villa situated in the most sought after rural location.

The high quality beautiful and vast accommodation comprises entrance porch, welcoming entrance hall, W.C., bright and spacious lounge, dining room, modern dining kitchen, utility room, family room, bedroom 5 with en-suite all on the ground floor level. The first floor comprises master bedroom with en-suite and dressing room, bedroom four/study, linen store, bathroom and two further double bedrooms with Jack and Jill shower room.

The property benefits from additional accommodation provided by a self-contained annexe. The annexe comprises: entrance hall, shower room, landing and a generous sized studio apartment with a fitted kitchen and space for a variety of furniture and large fitted double wardrobe housing the washing machine. Please note the annexe has full planning permission to be convert the ground floor into another self-contained apartment.

Off street parking is provided by a large double garage. There is oil central heating and double glazing throughout.

Situated within beautifully landscaped garden grounds the property offers stunning views to surrounding countryside and is ideal for relaxing in the summer months.



Key property features

- ✓ Rural Location
- ✓ Walk in condition
- ✓ Planning permission to convert Annexe
- ✓ Open plan kitchen dining room
- ✓ 5 double bedrooms
- ✓ Beautifully landscaped gardens
- ✓ Countryside views
- ✓ Close to Pitlochry
- ✓ Holiday let opportunity
- ✓ 3 En-suites













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.

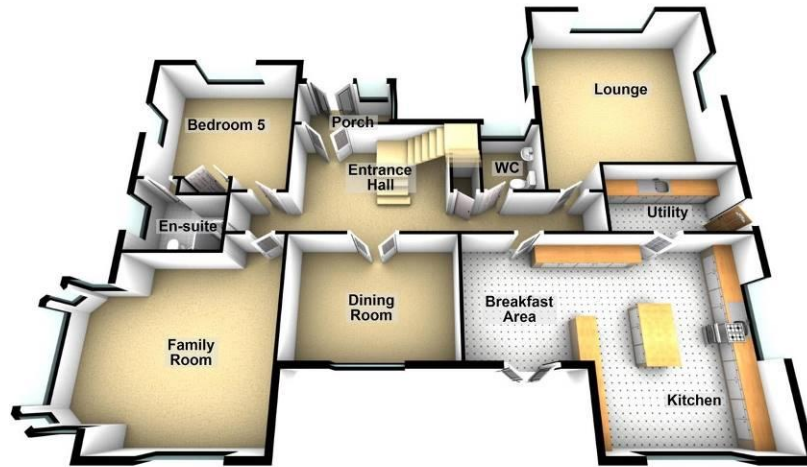


NEXTHOME

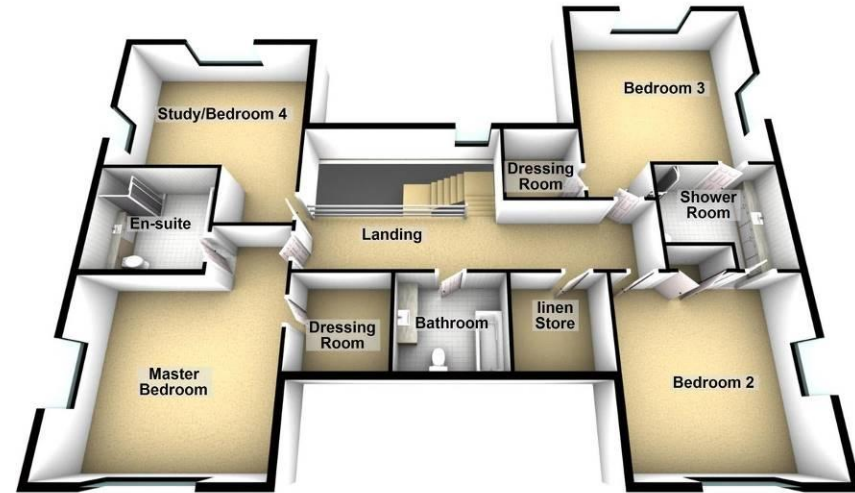
ESTATE & LETTING AGENTS

Floorplans

Ground Floor approx 170 m sq



First Floor approx 144 m sq





Property Room sizes

VESTIBULE

5'9" x 4'7" (1.75m x 1.4m)

HALL

35'9" x 10'11" (10.9m x 3.33m)

WC

6'9" x 5'6" (2.06m x 1.68m)

FAMILY ROOM

19'7" x 17'10" (5.97m x 5.44m)

DINING ROOM

13'10" x 11'3" (4.22m x 3.43m)

LOUNGE

16' x 15'8" (4.88m x 4.78m)

KITCHEN/DINER

30'7" x 25'11" (9.32m x 7.9m)

UTILITY ROOM

8'10" x 6'10" (2.69m x 2.08m)

BEDROOM 5

18'10" x 12'5" (5.74m x 3.78m)

ENSUITE

13'6" x 7'8" (4.11m x 2.34m)

LANDING

30'10" x 7'7" (9.4m x 2.31m)

MASTER BEDROOM

18'10" x 14'7" (5.74m x 4.44m)

MASTER ENSUITE

9'10" x 9'8" (3m x 2.95m)

BEDROOM 2

14'7" x 14'9" (4.44m x 4.5m)

JACK & JILL BATHROOM

11'6" x 10'7" (3.51m x 3.23m)

BEDROOM 3

18'2" x 14'7" (5.54m x 4.44m)

BEDROOM 4

16' x 14'7" (4.88m x 4.44m)

FAMILY BATHROOM

10'4" x 8'8" (3.15m x 2.64m)

LINEN CUPBOARD

8'8" x 7'1" (2.64m x 2.16m)

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.



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