



Buy your next home with Next Home

Leading Perthshire Estate Agency

5 Castlebeigh Park, Pitlochry, PH16 5QH

Offers Over £365,000

■■■■
NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

5 Castlebeigh Park, Pitlochry, PH16 5QH

Many thanks for your interest in 5 Castlebeigh Park, Pitlochry, PH16 5QH.

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 renown 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 properties 1st by
signing up to our Hot Buyers lists!

Visit www.nexthomeonline.com/buying

Property Summary

A rare opportunity to purchase this unique and immaculately presented FOUR BEDROOM GROUND FLOOR APARTMENT with magnificent open countryside views forming part of a sympathetically converted Victorian Hotel.

The property combines traditional with contemporary and retains many charming period features together with modern recently replaced bathroom, en-suite, and kitchen.

The spacious accommodation extends to approximately 184m2 and comprises entrance vestibule; wide and welcoming hall; bespoke Sculleries of Stockbridge dining kitchen with bay window and integrated appliances including double oven/grill, induction hob with extractor, dishwasher, concealed double larder unit and American style fridge/freezer; Bright lounge with dual aspect windows to the front and side and feature wood burning stove; utility room; 4 double bedrooms all with views, the master with modern en-suite and dressing area; stylish bathroom and shower room.

Early viewing is highly recommended as this distinctive property will appeal to a range of prospective purchasers.

EPC C



Key property features

- ✓ Beautifully presented
- ✓ Spacious rooms with high ceilings
- ✓ Magnificent open views from every window
- ✓ Bespoke Sculleries of Stockbridge kitchen
- ✓ Modern bathroom, en-suite, and shower room
- ✓ Period lounge with wood burning stove
- ✓ Large utility room
- ✓ 2 parking spaces
- ✓ Enclosed south facing garden with patio area & shed
- ✓ Double glazing & Gas central heating















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

ENTRANCE VESTIBULE

7' 7" x 5' 9" (2.31m x 1.75m)

HALL

19' 6" x 5' 6" (5.94m x 1.68m)

INNER HALL

8' 6" x 3' 1" (2.59m x 0.94m)

DINING KITCHEN

22' 2" x 15' 9" (6.76m x 4.8m)

UTILITY ROOM

10' 5" x 6' 11" (3.18m x 2.11m)

BRIGHT LOUNGE

21' 0" x 15' 8" (6.4m x 4.78m)

MASTER BEDROOM

16' 10" x 12' 2" (5.13m x 3.71m)

EN-SUITE

9' 1" x 6' 4" (2.77m x 1.93m)

DRESSING AREA

7' 4" x 4' 9" (2.24m x 1.45m)

BEDROOM 2

15' 9" x 14' 10" (4.8m x 4.52m)

BEDROOM 3

12' 11" x 11' 6" (3.94m x 3.51m)

BEDROOM 4

12' 2" x 8' 8" (3.71m x 2.64m)

BATHROOM

9' 6" x 8' 7" (2.9m x 2.6m)

SHOWER ROOM

7' 3" x 4' 9" (2.21m x 1.45m)

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

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