



Buy your next home with Next Home

Leading Perthshire Estate Agency

5 Glengoulandie Lodge, Pitlochry, PH16 5NL

Offers Over £215,000


NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

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Many thanks for your interest with 5 Glengoulandie Lodge, Pitlochry, PH16 5NL.

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

The historic town of Aberfeldy is within easy access of the A9 and offers a wide range of amenities including shops, professional offices, cinema, banking facilities, primary and secondary schools. The Breadalbane community campus located nearby offers a range of leisure facilities including a swimming pool, climbing wall, squash courts, fitness suite, drama studio and library.

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

Next Home are delighted to bring to the market this immaculately presented 3 bedroom lodge situated in one of the most picturesque areas of Perthshire. The lodge boasts stunning views and comprises of: Entrance Hall, Open plan sitting, dining and kitchen area with French doors leading onto a decking area which takes advantage of the surrounding stunning countryside views and the wildlife on offer. Three double bedrooms all of which have either have their own shower room, en suite or 4 piece bathroom.

Externally there is a decking area accessed from Bedroom 1 and which can accommodate several tables and chairs and makes the perfect spot for outdoor dining and watching the local wildlife.

There is also parking available with the lodge.

Please note that this can only be used a holiday home and not a permanent residence.



Key property features

- ✓ Great investment opportunity
- ✓ Immaculately presented
- ✓ Perfect holiday home
- ✓ Beautiful location
- ✓ Great for outdoor activities
- ✓ Close to Pitlochry, Kenmore & Aberfeldy
- ✓ Waterfront location
- ✓ 3 private bathrooms
- ✓ Open plan accommodation
- ✓ Chain free











Have a property to sell?

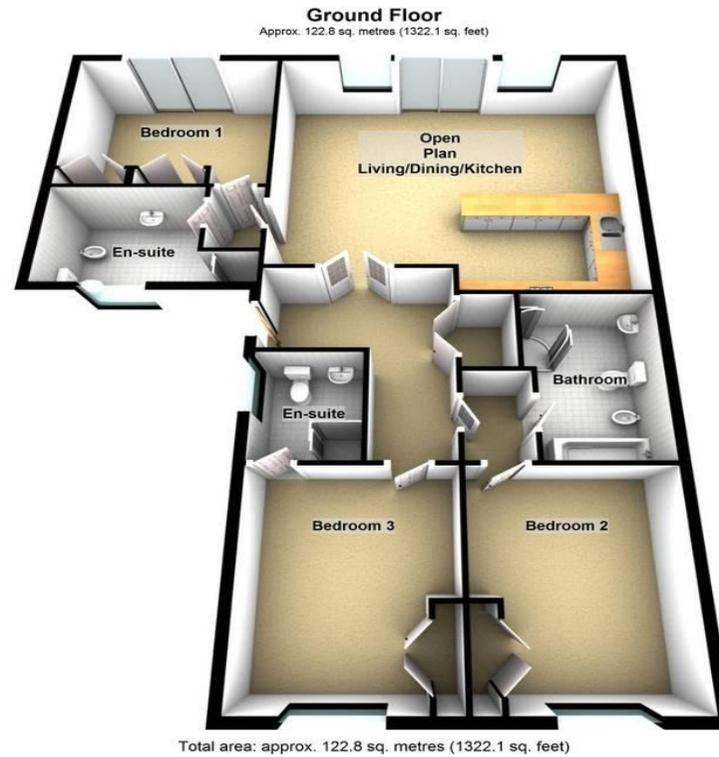
An expert from our local branch will provide you with the most accurate valuation.



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Floorplans





Property Room sizes

HALL

13' 4" x 10' 9" (4.06m x 3.28m)

SITTING/DINING ROOM/KITCHEN

22' x 18' 10" (6.71m x 5.74m)

BEDROOM

12' 8" x 11' 9" (3.86m x 3.58m)

SHOWER ROOM

12' 10" x 6' 10" (3.91m x 2.08m)

BEDROOM 2

13' 4" x 9' 9" (4.06m x 2.97m)

ENSUITE

7' 10" x 5' 10" (2.39m x 1.78m)

BEDROOM 3

13' 6" x 9' 7" (4.11m x 2.92m)

BATHROOM

11' 4" x 7' 4" (3.45m x 2.24m)

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:

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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