



# Buy your next home with Next Home

Leading Perthshire Estate Agency

Roseburn, 14 Fenton Terrace, Pitlochry, PH16 5DP

Offers Over £410,000

  
**NEXTHOME**  
ESTATE & LETTING AGENTS

# Buying with Next Home

---

Roseburn, 14 Fenton Terrace, Pitlochry, PH16 5DP

Many thanks for your interest with Roseburn, 14 Fenton Terrace, Pitlochry, PH16 5DP.

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

---

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

---

A rare opportunity to purchase this well presented DETACHED 3/4 BEDROOM SPLIT LEVEL BUNGALOW situated within a prime position in a quiet residential area in the town of Pitlochry.

The property offers versatile accommodation comprising entrance hall; dining kitchen with Belling Range Cooker and split level to the bright lounge with vaulted ceiling, picture windows, door to the garden and gas log effect stove. An additional stair from the lounge leads to the mezzanine office/playroom with open view to the lounge.

There are 3 double bedrooms and sitting room/bedroom 4 which has doors to the front of the property.

The family bathroom has a roll top bath and there is an additional shower room.

The utility room provides excellent storage and has space for appliances.

Externally there are beautiful garden grounds which are laid to lawn with planted borders and a burn runs at the foot of the garden. A garage and driveway provide off street parking.

Early viewing is highly recommended.



# Key property features

---

- ✓ Versatile accommodation
- ✓ Bright Lounge with vaulted ceiling and log burner
- ✓ Lovely countryside views
- ✓ Dining Kitchen with Belling Range cooker
- ✓ 3/4 Double Bedrooms
- ✓ Sitting Room/Bedroom 4
- ✓ Shower room and Bathroom
- ✓ Mezzanine office/playroom
- ✓ Beautiful garden and burn
- ✓ Garage and Driveway









Next Home - Roseburn, 14 Fenton Terrace, Pitlochry, PH16 5DP



# 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

---

## **LOUNGE**

*17' 8" x 16' 10" (5.38m x 5.13m)*

## **DINING AREA**

*11' 3" x 10' 4" (3.43m x 3.15m)*

## **KITCHEN AREA**

*12' 4" x 9' 1" (3.76m x 2.77m)*

## **MEZZANINE OFFICE/PLAYROOM**

*20' 7" x 16' 8" (6.27m x 5.08m)*

## **UTILITY ROOM**

*8' 5" x 6' 2" (2.57m x 1.88m)*

## **SITTING ROOM/BEDROOM 4**

*17' 3" x 16' 8" (5.26m x 5.08m)*

## **BEDROOM**

*14' 6" x 10' 9" (4.42m x 3.28m)*

## **BEDROOM**

*11' 2" x 10' 0" (3.4m x 3.05m)*

## **BEDROOM**

*11' 2" x 10' 9" (3.4m x 3.28m)*

## **BATHROOM**

*9' 0" x 7' 1" (2.74m x 2.16m)*

## **SHOWER ROOM**

*8' 5" x 3' 3" (2.57m x 0.99m)*



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](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