



# Buy your next home with Next Home

Leading Perthshire Estate Agency

8 Parkcroy Crescent, Pitlochry, PH16 5HZ

Offers Over £300,000

  
**NEXTHOME**  
ESTATE & LETTING AGENTS



# Buying with Next Home

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8 Parkcroy Crescent, Pitlochry, PH16 5HZ

Many thanks for your interest with 8 Parkcroy Crescent, Pitlochry, PH16 5HZ.

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

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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 deceptively spacious upgraded 4 BEDROOM SEMI DETACHED VILLA situated within a quiet cul de sac in the town of Pitlochry.

The very well presented accommodation comprises entrance vestibule; hall with study area; lounge with feature wood burning stove; modern kitchen with integrated double oven, hob, extractor and microwave together with fridge/freezer; double bedroom; snug also benefiting from the open stove; cloaks area and WC on the ground floor level and 3 further double bedrooms and shower room with his and her sinks on the first floor.

The property also has a large attic room with windows and power which is easily accessed.

There is a huge amount of built in storage within the property.

The property also benefits from E10 Tariff electric radiators and has a mixture of double and secondary glazing.

There is parking to the front and additional parking and a garage on street.

The rear garden is laid to lawn and has several outdoor sheds and wood stores, BBQ area and large workshop with power and light. The foot of the garden leads to a tranquil burn and bridge over to the woodlands beyond.



# Key property features

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- ✓ Spacious & Versatile accommodation
- ✓ Modern Dining Kitchen
- ✓ Wood burning stove
- ✓ 4 Double Bedrooms & Attic Room
- ✓ Modern shower room and WC
- ✓ Excellent storage
- ✓ Front and rear gardens
- ✓ E10 Tariff electric heating
- ✓ Garage and Driveway
- ✓ Rare to the market







lounge





lounge 2



lounge 3



bed 4



bed 1











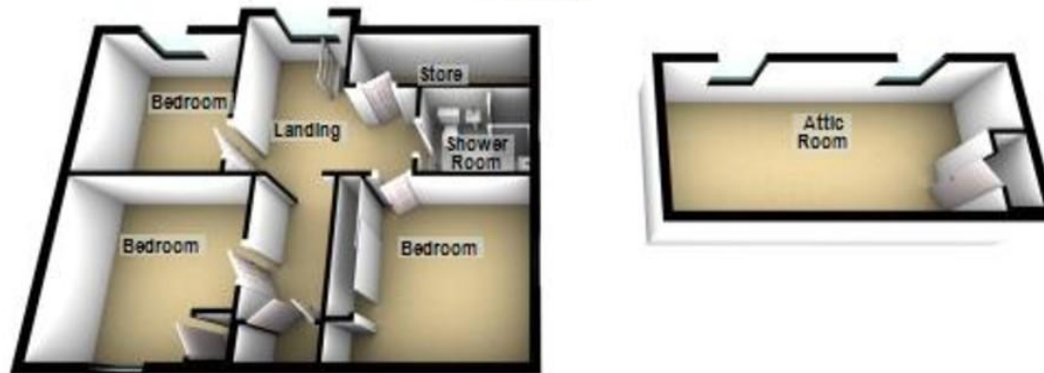
# Floorplans

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Ground Floor



First Floor







# Property Room sizes

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## **LOUNGE**

*13' 11" x 12' 7" (4.24m x 3.84m)*

## **DINING KITCHEN**

*12' 7" x 10' 9" (3.84m x 3.28m)*

## **SNUG**

*10' 7" x 6' 10" (3.23m x 2.08m)*

## **CLOAKS AREA**

*8' 2" x 4' 8" (2.49m x 1.42m)*

## **WC**

*4' 4" x 2' 2" (1.32m x 0.66m)*

## **BEDROOM**

*10' 10" x 10' 8" (3.3m x 3.25m)*

## **BEDROOM**

*12' 8" x 12' 2" (3.86m x 3.71m)*

## **BEDROOM**

*12' 7" x 9' 10" (3.84m x 3m)*

## **BEDROOM**

*11' 11" x 10' 7" (3.63m x 3.23m)*

## **SHOWER ROOM**

*8' 0" x 5' 3" (2.44m x 1.6m)*

## **ATTIC ROOM**

*16' 7" x 8' 10" (5.05m x 2.69m)*

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

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63 – 65 George Street, Perth ..... 01738 44 43 42

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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)

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