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Leading Perthshire Estate Agency

Hillside, Killiecrankie, Pitlochry, PH16 5LR

Offers Over £280,000


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ESTATE & LETTING AGENTS

Buying with Next Home

Hillside, Killiecrankie, Pitlochry, PH16 5LR

Many thanks for your interest with Hillside, Killiecrankie, Pitlochry, PH16 5LR.

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

Hillside is situated in the village of Killiecrankie just ten minutes drive away from the town centre of Pitlochry.

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, doctors surgery and community hospital.

The town remains a popular holiday destination and attractions include the fish ladder, Pitlochry Festival Theatre and the nearby Blair Castle.

A wide range of outdoor leisure facilities are available in and round the area including walking, golfing, horse riding and fishing.

There is a main line station located in Pitlochry and the town is bypassed by the A9 trunk route providing quick access to the north and south.

The nearby city of Perth lies approximately 27 miles to the south.



Property Summary

A rare opportunity to purchase this spacious DETACHED THREE BEDROOM BUNGALOW situated within lovely garden grounds just outside Killiecrankie.

The accommodation comprises entrance vestibule; hall with 2 large storage cupboards; large lounge with dual aspect windows; dining room; dining kitchen with appliances; utility room with door to the rear; WC; 3 double bedrooms with fitted wardrobes and the principal having an en-suite shower room and family bathroom with separate shower cubicle.

There is electric heating and double glazing throughout.

Externally the gardens are predominantly laid to lawn with planted borders, raised flower beds, greenhouse and large driveway leading to the garage.

Early viewing is highly recommended.



Key property features

- ✓ Detached Bungalow
- ✓ Spacious Lounge
- ✓ Dining Kitchen
- ✓ Dining Room
- ✓ 3 Double Bedrooms
- ✓ Bathroom, Shower Room and WC
- ✓ Utility Room, WC & Excellent Storage
- ✓ Double Glazing & Electric Heating
- ✓ Garage and Large Driveway
- ✓ Large Gardens Grounds









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 rear gardens and garages. The overall scene is a typical suburban housing estate.

Have a property to sell?

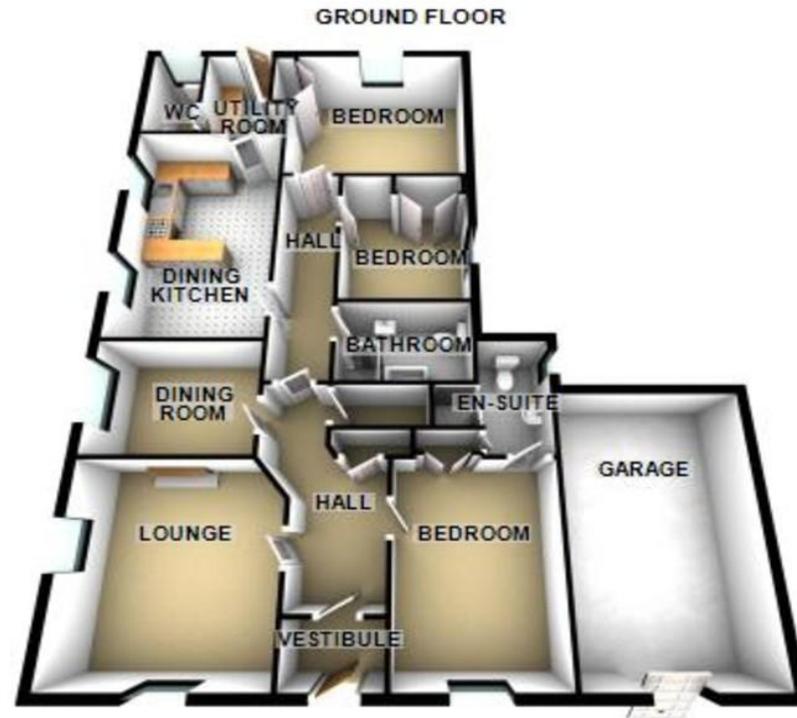
An expert from our local branch will provide you with the most accurate valuation.



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Floorplans



Property Room Sizes

VESTIBULE

5' 1" x 3' 9" (1.55m x 1.14m)

HALL

15' 7" x 13' 4" (4.75m x 4.06m)

LOUNGE

15' 7" x 13' 4" (4.75m x 4.06m)

DINING ROOM

13' 2" x 9' 2" (4.01m x 2.79m)

DINING KITCHEN

20' 2" x 9' 3" (6.15m x 2.82m)

UTILITY ROOM

7' 3" x 5' 6" (2.21m x 1.68m)

WC

7' 1" x 3' 5" (2.16m x 1.04m)

BEDROOM

15' 3" x 10' 1" (4.65m x 3.07m)

EN-SUITE

7' 10" x 5' 7" (2.39m x 1.7m)

BEDROOM

11' 10" x 10' 3" (3.61m x 3.12m)

BEDROOM

9' 11" x 9' 7" (3.02m x 2.92m)

BATHROOM

9' 10" x 8' 1" (3m x 2.46m)

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

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