



Buy your next home with Next Home

Leading Perthshire Estate Agency

Craigellachie, Pitlie View, Aberfeldy, PH15 2EN

Fixed Price £649,000


NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

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Many thanks for your interest with Craigellachie, Pitilie View, Aberfeldy, PH15 2EN.

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

Craigellachie is located approximately 1 mile from the town of Aberfeldy on the A826 and occupies an elevated plot within the small Pitilie View hamlet.

The property is quietly tucked away and affords magnificent countryside views over the town and beyond.

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.

Nearby, Grandtully sits on the banks of the River Tay where you can take the opportunity to ride the white water rapids with several local outdoor activity companies.

There is also an abundance of walks and wildlife within the area.

The Highland Chocolatier will tempt you with his mouth watering and award winning velvet truffles.



Property Summary

We are delighted to bring to the market this immaculately presented 4/5 BEDROOM EXECUTIVE FAMILY VILLA offering modern, spacious accommodation with contemporary finishing's and magnificent views.

The property is bright and welcoming and the reception hall provides access to all accommodation and benefits from 2 storage cupboards; open plan living/dining kitchen with feature wood burning stove, French and bi-fold doors to the garden and a range of integrated appliances within the kitchen including induction hob, wine cooler, double oven and grill, microwave and fridge/freezer; sitting room with large picture window and feature fireplace; utility room with door to the single garage; shower room with white suite; principal bedroom with large en-suite incorporating a bath and shower; guest bedroom with walk in wardrobe and en-suite shower room together with 2 further bedrooms and family bathroom. Off the guest bedroom is a large room/study with 2 Velux windows which can accommodate a number of uses.

The property benefits from double glazing and underfloor heating on the ground floor with individual thermostatic control serviced from an air source heat pump.

Externally the property sits within approximately 0.75 acres of landscaped garden grounds with paved patio area to enjoy the views and tranquility. There are 2 large bespoke outdoor timber stores and a bespoke log store which were all custom built to fit.



Key property features

- ✓ Executive Detached Family Villa
- ✓ Spacious and Contemporary Accommodation
- ✓ Open plan living space
- ✓ Dining Kitchen with appliances
- ✓ 4 Bedroom & Office
- ✓ Sitting Room & Utility Room
- ✓ 2 En-Suites, Shower Room & Bathroom
- ✓ Air Source Heat Pump & Underfloor heating on ground floor together with Double Glazing
- ✓ Large Garden, Driveway & Garage
- ✓ Magnificent Views









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

HALL

LIVING/DINING/KITCHEN

36' 3" x 18' 1" (11.05m x 5.51m)

SHOWER ROOM

SITTING ROOM

16' 0" x 15' 2" (4.88m x 4.62m)

UTILITY ROOM

19' 0" x 6' 5" (5.79m x 1.96m)

BEDROOM

15' 3" x 13' 9" (4.65m x 4.19m)

EN-SUITE BATHROOM

BEDROOM

17' 5" x 10' 5" (5.31m x 3.18m)

BATHROOM

BEDROOM

16' 1" x 13' 6" (4.9m x 4.11m)

EN-SUITE SHOWER ROOM

BEDROOM

9' 7" x 9' 1" (2.92m x 2.77m)

BATHROOM

STUDY

17' 3" x 10' 8" (5.26m x 3.25m)

GARAGE

20' 1" x 10' 10" (6.12m x 3.3m)

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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