



# Buy your next home with Next Home

Leading Perthshire Estate Agency

4 Clais-an-Deor Place, Logierait, Pitlochry, PH9 0LB

Offers over £365,000

  
**NEXTHOME**  
ESTATE & LETTING AGENTS

# Buying with Next Home

---

4 Clais-an-deor Place, Logierait, Pitlochry, PH9 0LB

Many thanks for your interest with 4 Clais-an-deor Place, Logierait, Pitlochry, PH9 0LB.

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 hamlet of Logierait is conveniently situated just minutes from the A9 providing easy access to the town of Pitlochry to the North and the city of Perth to the South.

Aberfeldy is also within easy reach and therefore amenities and shopping are all within close proximity.

There are beautiful countryside walks within the local area and the property is ideal for those who enjoy further outdoor pursuits including shooting, water sports and golfing.



# Property Summary

---

We are delighted to bring to the market this FOUR BEDROOM DETACHED FAMILY VILLA situated within a prime corner position in the hamlet of Logierait.

The property offers well proportioned accommodation over two floors comprising entrance vestibule, reception hall, spacious lounge with wood burning stove, dual aspect windows and double doors to the side garden terrace, dining/kitchen with a range of integrated appliances, utility room with door to the side, double bedroom with fitted wardrobes, single bedroom and a bathroom on the ground floor together with two further double bedrooms and additional bathroom on the first floor.

There is double glazing and gas central heating throughout.

The property benefits from having magnificent open countryside views and is situated within a private corner plot.

There is a double garage with electronic doors and large driveway providing off street parking.

Sizeable and beautifully landscaped garden grounds.



# Key property features

---

- ✓ Detached Executive Villa
- ✓ Bright Lounge with Wood Burning Stove
- ✓ Dining Kitchen & Utility Room
- ✓ Two Bathrooms
- ✓ 4 Bedrooms
- ✓ Detached Garage
- ✓ Large driveway
- ✓ Magnificent open views
- ✓ Beautifully Landscaped Gardens
- ✓ Popular location











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 driveways. 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.

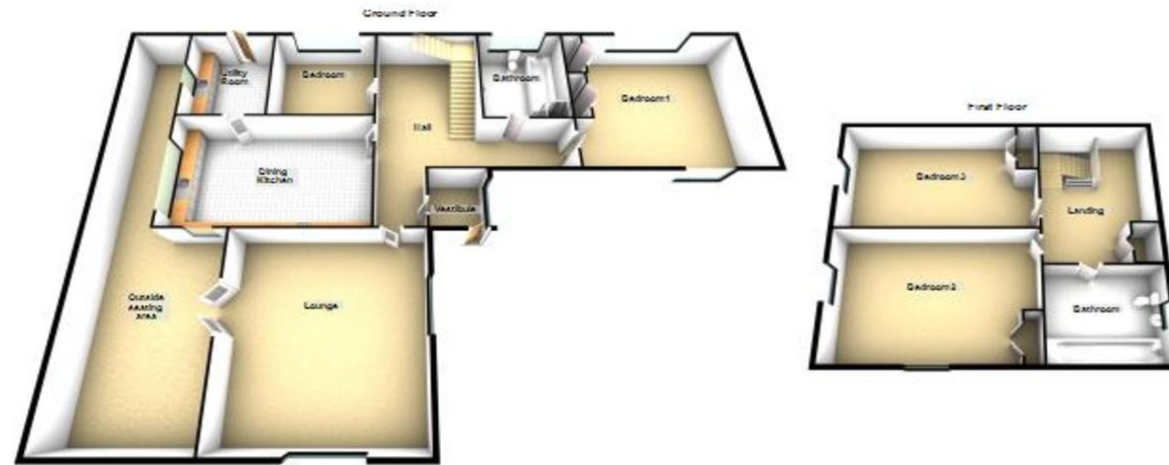


**NEXTHOME**

ESTATE & LETTING AGENTS

# Floorplans

---





# Property Room Sizes

## ENTRANCE VESTIBULE

5' 4" x 5' 4" (1.63m x 1.63m)

## HALL

18' 3" x 13' 7" (5.56m x 4.14m)

## LOUNGE

16' 9" x 15' 5" (5.11m x 4.7m)

## DINING/KITCHEN

14' 11" x 12' 3" (4.55m x 3.73m)

## UTILITY ROOM

8' 5" x 6' 5" (2.57m x 1.96m)

## BEDROOM

14' 10" x 14' 3" (4.52m x 4.34m)

## BEDROOM

8' 3" x 6' 0" (2.51m x 1.83m)

## BATHROOM

10' 0" x 6' 5" (3.05m x 1.96m)

## LANDING

## BEDROOM

14' 5" x 11' 9" (4.39m x 3.58m)

## BEDROOM

11' 0" x 9' 3" (3.35m x 2.82m)

## BATHROOM

8' 4" x 6' 0" (2.54m x 1.83m)

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