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Leading Perthshire Estate Agency

5 Croftcroy, Croftinloan, Pitlochry, PH16 5TG

Offers Over £510,000


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Buying with Next Home

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Many thanks for your interest with 5 Croftcroy, Croftinloan, Pitlochry, PH16 5TG.

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 reknown 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.

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Next Home your number 1 choice for property sales



FREE Valuations



We're open 7 days a week until 9pm



Registered Buyers



No obligation mortgage advice



Conveyancing Quotations



First Time Buyer with No Deposit



Next Home's Buying Guide



Next Home Open Days

About the Area

Located just outside the popular town of Pitlochry and set in the heart of the beautiful Perthshire countryside which 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.





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Property Summary

A rare opportunity to purchase this UNIQUE CONTEMPORARY FOUR BEDROOM DETACHED VILLA situated amongst just a small cluster of other properties within the desirable hamlet of Croftinloan on the fringe of the historic town of Pitlochry.

The property is split over 2 levels with the ground floor comprising: a very welcoming entrance hall with space for a dining table and chairs, a bright lounge with multiple windows to take in the garden views and allow natural light to flood the room, a lovely open plan kitchen/dining room with an integrated induction hob, oven/grill and a dishwasher. There is also ample room for a variety of free-standing furniture with French patio doors to either side allowing access to the garden. There is also a utility room with space for washing machine with access to the double garage and a w.c.

The 1st floor is accessed by an attractive stairwell with a feature window to the front leading to the landing. There are 4 double bedrooms with the principal double bedroom benefitting from bespoke windows to the front, built in storage, a modern en-suite shower room and direct access to the balcony which benefits from lovely views to the garden ground. 3 further double bedrooms are to be enjoyed with a further en-suite shower room and a family bathroom.

This property occupies a very generous sized plot with well mature private gardens to be enjoyed all year round. There is also decking and separate patio area ideal for hosting, relaxing and dining in the summer months.

Off-street parking is provided by a driveway to the front of the property which leads to double garage which has power and lighting.

Under floor oil fired heating and double glazing throughout.



Key property features

- ✓ 4 Bedrooms
- ✓ Ideal quiet location
- ✓ Ideal family home
- ✓ Double garage
- ✓ Generous sized plot
- ✓ Immaculately presented
- ✓ Balcony
- ✓ Mature private gardens
- ✓ Patio & decking area
- ✓ Close to Pitlochry

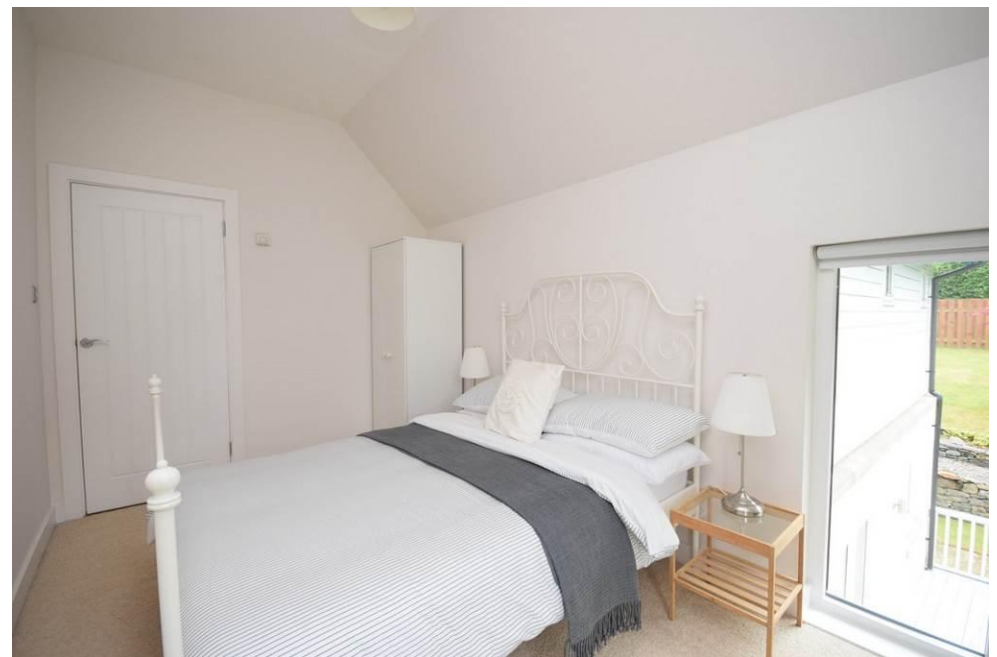












Have a property to sell?

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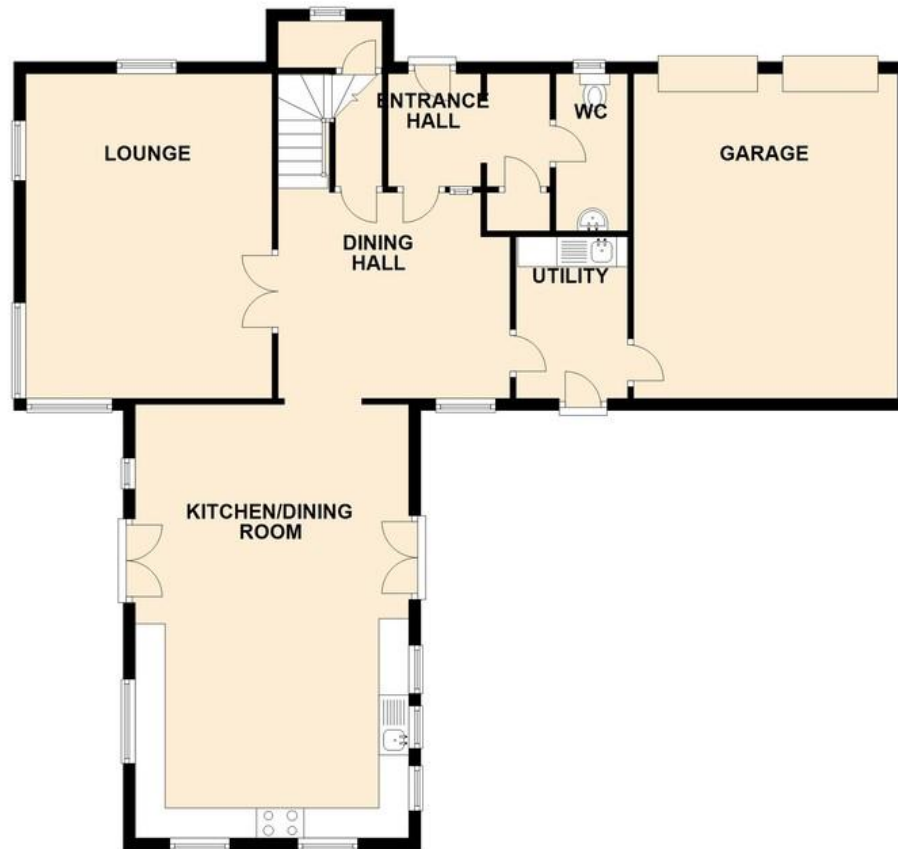


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Floorplans

GROUND FLOOR



FIRST FLOOR





Property Room sizes

ENTRANCE HALL

8' 7" x 5' 1" (2.62m x 1.55m)

W/C

7' 6" x 3' 11" (2.29m x 1.19m)

HALL

13' 6" x 11' 1" (4.11m x 3.38m)

LOUNGE

16' 9" x 13' 3" (5.11m x 4.04m)

KITCHEN/DINER

23' 4" x 14' 1" (7.11m x 4.29m)

UTILITY ROOM

9' 3" x 5' 10" (2.82m x 1.78m)

LANDING

16' 10" x 6' 6" (5.13m x 1.98m)

PRINCIPAL BEDROOM

18' 1" x 14' 5" (5.51m x 4.39m)

ENSUITE

8' 11" x 8' 1" (2.72m x 2.46m)

BEDROOM

12' 10" x 10' (3.91m x 3.05m)

ENSUITE

10' x 6' 2" (3.05m x 1.88m)

BEDROOM

12' 2" x 8' 2" (3.71m x 2.49m)

BEDROOM

12' 2" x 8' 2" (3.71m x 2.49m)

BATHROOM

7' 10" x 6' 4" (2.39m x 1.93m)

DOUBLE GARAGE

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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