



# Buy your next home with Next Home

Leading Perthshire Estate Agency

Garlyne, Aldour, Perth Road, Pitlochry, PH16 5LY

Offers Over £350,000

  
**NEXTHOME**  
ESTATE & LETTING AGENTS



# Buying with Next Home

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Garlyn, Aldour, Perth Road, Pitlochry, PH16 5LY

Many thanks for your interest with Garlyne, Aldour, Perth Road, Pitlochry, PH16 5LY.

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

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A rare opportunity to purchase this DETACHED FOUR BEDROOM FAMILY VILLA situated within a quiet location and affording magnificent views over the town of Pitlochry.

The accommodation comprises entrance hall with large storage cupboard; breakfasting kitchen with integrated oven, hob, fridge and freezer together with free standing washing machine and tumble dryer; reception hall with under stair cupboard; bright lounge with lovely views and open fireplace; vestibule; bathroom with 4 piece suite; shower room and 4 bedrooms.

There is double glazing and oil fired heating throughout.

Externally a large driveway provides off street parking for several vehicles and leads to a detached double garage.

The sizeable landscaped garden grounds are predominantly laid to lawn with planted borders. There is a further area of wild garden to the foot and side of the plot which are elevated and previously had historic planning permission for the erection of a dwelling house.



# Key property features

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- ✓ Detached Family Villa
- ✓ Magnificent Open Views
- ✓ Large Landscaped Garden Grounds with pond feature
- ✓ Bright Lounge
- ✓ Breakfasting Kitchen
- ✓ 4 Bedrooms
- ✓ Bathroom & Shower Room
- ✓ Large Driveway & Double Garage
- ✓ Quiet Location
- ✓ Excellent Family Home















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# Have a property to sell?

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



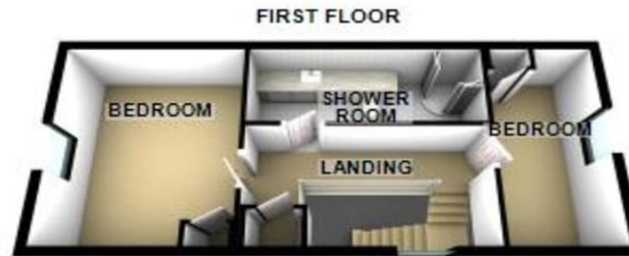
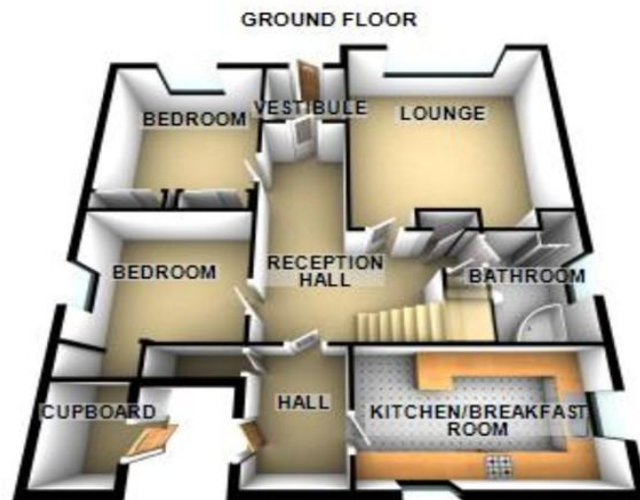
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# Floorplans

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# Property Room Sizes

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## **HALL**

*9' 0" x 5' 1" (2.74m x 1.55m)*

## **BREAKFASTING KITCHEN**

*14' 10" x 8' 11" (4.52m x 2.72m)*

## **VESTIBULE**

*4' 6" x 3' 1" (1.37m x 0.94m)*

## **RECEPTION HALL**

*16' 11" x 12' 8" (5.16m x 3.86m)*

## **LOUNGE**

*15' 0" x 12' 0" (4.57m x 3.66m)*

## **BEDROOM**

*11' 0" x 10' 7" (3.35m x 3.23m)*

## **BEDROOM**

*10' 7" x 9' 7" (3.23m x 2.92m)*

## **BATHROOM**

*8' 10" x 7' 10" (2.69m x 2.39m)*

## **LANDING**

*12' 8" x 9' 7" (3.86m x 2.92m)*

## **BEDROOM**

*14' 0" x 10' 10" (4.27m x 3.3m)*

## **BEDROOM**

*14' 0" x 6' 11" (4.27m x 2.11m)*

## **SHOWER ROOM**

*14' 9" x 4' 8" (4.5m x 1.42m)*

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](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)

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