

Buy your next home with Next Home

Leading Perthshire Estate Agency

Morven, Blair Atholl, Pitlochry, PH18 5SG

Offers Over £315,000

NEXTHOME
FOR SALE
01738 44 43 42

■■■■■
NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

Morven, Blair Atholl, Pitlochry, PH18 5SG

Many thanks for your interest with Morven, Blair Atholl, Pitlochry, PH18 5SG.

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 renown 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.

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

The stunning village of Blair Atholl is set amidst the beautiful Perthshire countryside and a wide range of outdoor activities are available in and around the area including walking, fishing, bowling, golfing and horse riding.

There is a range of local amenities within the village including a post office, store, newsagent, hotel with restaurant, garage and Old Mill tearoom together with gift shops and a fish and chip shop/restaurant.

The village is bypassed by the A9 trunk route providing quick access to the North and South.

Blair Atholl is served with a railway station and the overnight Inverness to London sleeper stops in Pitlochry which is located approximately 6 miles to the South.





NEXTHOME

ESTATE & LETTING AGENTS

Get to know about our newly listed properties 1st by signing up to our Hot Buyers lists!

Visit www.nexthomeonline.com/buying

Property Summary

Next Home are delighted to bring to this rare to the market 4 bedroom detached villa situated in the sought after area of Blair Atholl.

The property is ideal for a range of buyers with spacious accommodation set over 2 levels comprising: Vestibule, entrance hall, lounge with space with room for a variety of free-standing furniture, wood-burning stove and an attractive bay window, family room, open plan kitchen/dining room with room for a dining table and chairs and direct access to the garden, utility room, 4 double bedrooms with a principal en-suite shower room, family bathroom and a w/c.

There is a well-kept garden sizeable garden to the side of the property which is mainly laid to lawn for ease of maintenance and a large wooden garage.

Oil central heating and triple glazing throughout.



Key property features

- ✓ Rare to the market
- ✓ 4 double bedrooms
- ✓ Sought after area
- ✓ Garage
- ✓ Well presented
- ✓ Great walks nearby
- ✓ Good garden
- ✓ Close to local amenities
- ✓ Ideal holiday home
- ✓ Ideal family home













Have a property to sell?

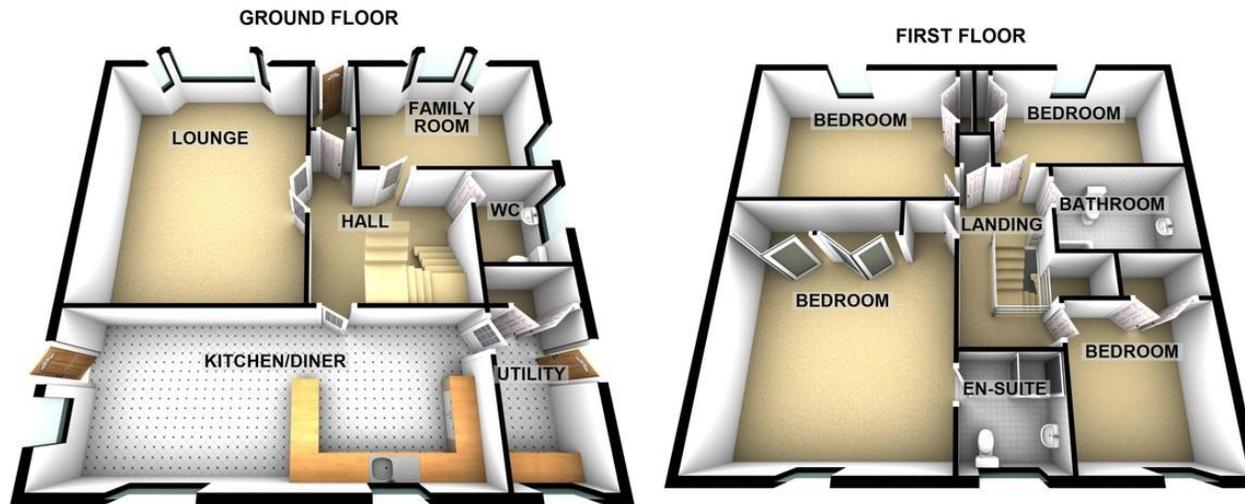
An expert from our local branch will provide you with the most accurate valuation.



NEXTHOME

ESTATE & LETTING AGENTS

Floorplans



Property Room sizes

VESTIBULE

ENTRANCE HALL

LOUNGE

19' 9" x 11' 8" (6.02m x 3.56m)

FAMILY ROOM

11' 4" x 10' 8" (3.45m x 3.25m)

KITCHEN

10' 4" x 9' 4" (3.15m x 2.84m)

DINING ROOM

11' 7" x 9' 4" (3.53m x 2.84m)

BEDROOM

15' 4" x 11' 4" (4.67m x 3.45m)

ENSUITE

5' 9" x 5' 4" (1.75m x 1.63m)

BEDROOM

11' 8" x 11' 8" (3.56m x 3.56m)

BEDROOM

11' 4" x 8' 6" (3.45m x 2.59m)

BEDROOM

10' 2" x 9' 4" (3.1m x 2.84m)

BATHROOM

6' 9" x 6' 5" (2.06m x 1.96m)

W/C

7' 3" x 6' 1" (2.21m x 1.85m)

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

For more information about Next Home and our services please visit 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