

An aerial photograph of a town, likely Pitlochry in Perthshire, Scotland. The foreground features a prominent white, two-story house with a grey tiled roof and a chimney. Behind it, a cluster of traditional stone buildings with grey roofs and multiple chimneys is visible. The town is surrounded by lush green trees, and in the background, misty hills rise under an overcast sky. A semi-transparent blue square is overlaid in the top left corner.

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3 Bonnethill Road, Pitlochry, PH16 5BS

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3 Bonnethill Road, Pitlochry, PH16 5BS

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We have the largest sales team in Perthshire, operating from our 5 offices throughout Perthshire and delivering more sales than any other estate agent.

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About the Area

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

Next Home are delighted to bring this immaculately presented bright and spacious 1st floor apartment situated in the heart of the popular town of Pitlochry.

The property would make an ideal holiday home and is within walking distance to all amenities on offer.

Accessed via a private entrance a carpeted stairwell leads to the spacious landing with dual aspect windows allowing natural light in. There is also access to the very spacious attic. The lounge can fit a variety of furniture , offers fantastic views of the town and is flooded with natural light.

There is modern fully fitted kitchen with space for a table and chairs with a utility room, 2 double bedrooms and a tastefully decorated 3 piece white bathroom suite with contemporary matte black fittings.

Private parking and garden can be found to the rear of the apartment block.

New GCH and double glazing though out



Key property features

- ✓ 2 double bedrooms
- ✓ Immaculately presented
- ✓ Ideal for a holiday home
- ✓ Private garden
- ✓ Off-street parking
- ✓ Large attic
- ✓ Gas central heating
- ✓ Walking distance to town centre









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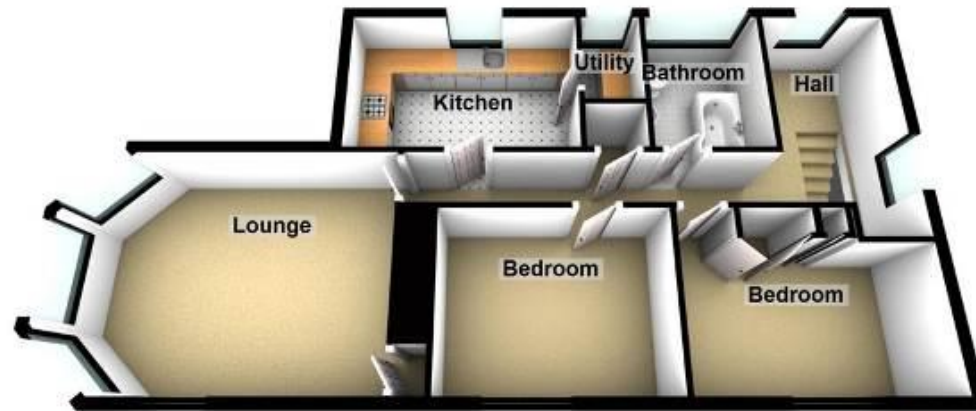
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Floorplans

Ground Floor



First Floor





Property Room sizes

HALL

LOUNGE

14' 5" x 12' (4.39m x 3.66m)

KITCHEN

11' 6" x 8' 2" (3.51m x 2.49m)

UTILITY ROOM

5' x 3' 5" (1.52m x 1.04m)

BEDROOM

12' 5" x 10' 9" (3.78m x 3.28m)

BEDROOM

11' 9" x 10' 9" (3.58m x 3.28m)

BATHROOM

8' 5" x 6' (2.57m 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.



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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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