



# Buy your next home with Next Home

Leading Perthshire Estate Agency

26 Lagreach Brae, Pitlochry, PH16 5QQ

Offers Over £225,000

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**NEXTHOME**  
ESTATE & LETTING AGENTS



# Buying with Next Home

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26 Lagreath Brae, Pitlochry, PH16 5QQ

Many thanks for your interest with 26 Lagreath Brae, Pitlochry, PH16 5QQ.

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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We are delighted to bring to the market this immaculately presented GROUND FLOOR TWO BEDROOM SELF CONTAINED APARTMENT situated within a desirable residential area in the town of Pitlochry.

The spacious accommodation comprises entrance hall with double storage cupboard; bright lounge with front facing windows; modern kitchen with integrated oven, hob, extractor, fridge, freezer and dishwasher; shower room with white suite; large Principal bedroom with excellent storage and en-suite bathroom with separate shower together a further double bedroom with mirrored wardrobe.

There is double glazing and gas central heating throughout.

Externally the property benefits from having a driveway to the front and enclosed rear garden and timber shed.

Early viewing is highly recommended to appreciate the quality of accommodation on offer.

Please note the furniture is available by separate negotiation.





# Key property features

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- ✓ Ground Floor Apartment
- ✓ Bright Lounge/Diner
- ✓ Modern Kitchen with Appliances
- ✓ 2 Double Bedrooms
- ✓ En-Suite Bathroom with shower and separate shower room
- ✓ Enclosed rear garden
- ✓ Driveway and visitors Parking
- ✓ Double Glazing & Gas Central Heating
- ✓ Quiet location
- ✓ Close to all amenities













An aerial photograph of a suburban residential neighborhood, featuring rows of brick houses with tiled roofs and green lawns. The image is overlaid with a semi-transparent blue filter. The text is centered in the upper half of the image.

# Have a property to sell?

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

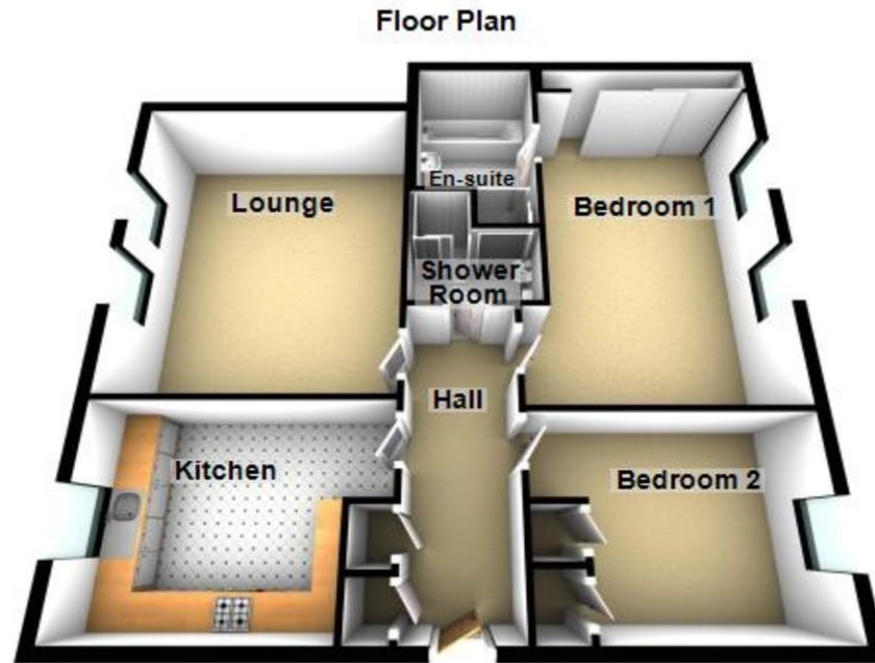


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# Floorplans

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# Property Room Sizes

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## HALL

## LOUNGE

*14' 0" x 12' 2" (4.27m x 3.71m)*

## KITCHEN

*12' 0" x 9' 2" (3.66m x 2.79m)*

## SHOWER ROOM

*7' 3" x 5' 10" (2.21m x 1.78m)*

## BEDROOM

*16' 4" x 11' 8" (4.98m x 3.56m)*

## EN-SUITE BATHROOM

*9' 10" x 5' 6" (3m x 1.68m)*

## BEDROOM 2

*11' 10" x 9' 2" (3.61m x 2.79m)*

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.



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*

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