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Leading Perthshire Estate Agency

7 Tomcroy Terrace, Pitlochry, PH16 5JA

Offers Over £200,000

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NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

7 Tomcroy Terrace, Pitlochry, PH16 5JA

Many thanks for your interest with 7 Tomcroy Terrace, Pitlochry, PH16 5JA.

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

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

We are delighted to bring to the market this IMMACULATELY PRESENTED 2 BEDROOM SEMI DETACHED VILLA with Sun Room situated within a quiet residential area in the town of Pitlochry.

The accommodation comprises Sun Room; hall; bright lounge with feature recessed display shelving and fire; modern kitchen with integrated appliances including double oven/grill, hob, dishwasher and fridge/freezer and WC/Utility Room on the ground floor together with 2 double bedrooms and contemporary shower room on the first floor.

There is double glazing throughout and heating is provided via an air source heat pump. The property also benefits from photovoltaic panels supplying electricity back to the National Grid making it very economical to run.

Externally there are garden grounds to the front, side and rear and they are predominantly laid to lawn with timer shed. A driveway provides off street parking.

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



Key property features

- ✓ Semi Detached Villa
- ✓ Immaculately presented
- ✓ Bright Lounge
- ✓ Modern Dining Kitchen
- ✓ Contemporary shower room
- ✓ 2 Double Bedrooms
- ✓ Double Glazing
- ✓ Air Source Heat Pump
- ✓ Photovoltaic panels supplying electricity back to the
National Grid
- ✓ Large Garden









An aerial photograph of a suburban residential neighborhood, featuring rows of houses with red brick walls and grey tiled roofs. The houses are arranged in a grid-like pattern with green lawns and some driveways. The entire image is covered with a semi-transparent blue filter. Overlaid on this background is white text and a logo.

Have a property to sell?

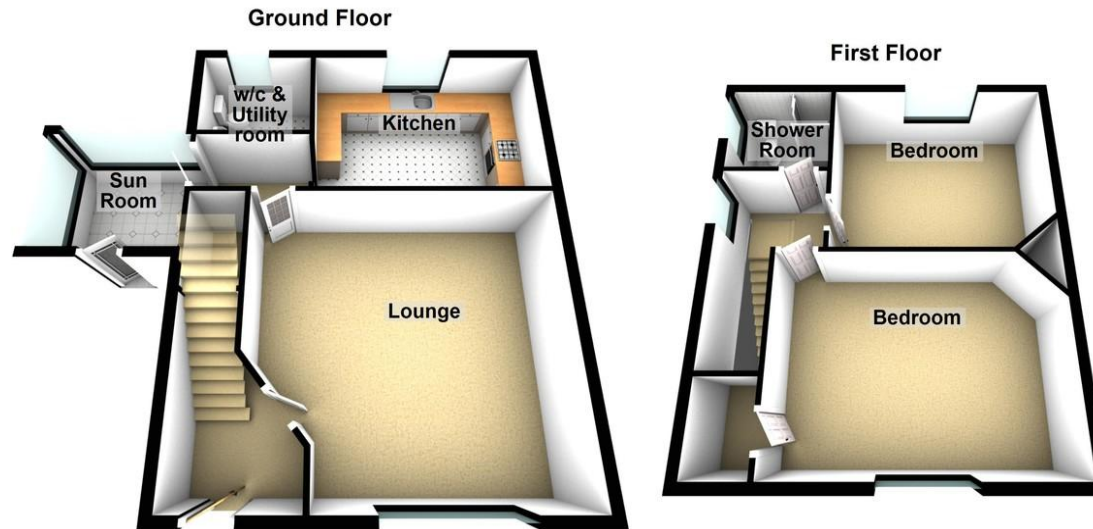
An expert from our local branch will provide you with
the most accurate valuation.



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Floorplans



Property Room Sizes

HALL

SUNROOM

LOUNGE

14' x 12' 9" (4.27m x 3.89m)

KITCHEN

11' 2" x 8' (3.4m x 2.44m)

W/C/UTILITY

6' 1" x 4' 9" (1.85m x 1.45m)

BEDROOM

14' 1" x 10' 6" (4.29m x 3.2m)

BEDROOM

11' 2" x 9' 8" (3.4m x 2.95m)

SHOWER ROOM

7' 1" x 5' 1" (2.16m x 1.55m)

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	1a James Square, Crieff.....	01764 65 00 44
41 - 43 Allan Street, Blairgowrie.....	01250 39 80 02	211 High Street, Auchterarder.....	01764 66 36 66
47a Atholl Road, Pitlochry.....	01796 54 80 14	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

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