



# Buy your next home with Next Home

Leading Perthshire Estate Agency

18 Lagreach Brae, Pitlochry, PH16 5QQ

Offers Over £385,000

  
**NEXTHOME**  
ESTATE & LETTING AGENTS



# Buying with Next Home

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18 Lagreath Brae, Pitlochry, PH16 5QQ

Many thanks for your interest with 18 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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A rare opportunity to purchase this immaculately presented DETACHED 3 BEDROOM BUNGALOW situated within a highly desirable residential area in the town of Pitlochry.

The bright and spacious accommodation comprises entrance porch; hall with 2 storage cupboards; spacious lounge/diner with double doors to the rear garden and feature wood burning stove; dining kitchen with Range cooker and integrated dishwasher; utility room with space for washing machine and tumble dryer together with integral door to the garage and door to the side; principal bedroom with en-suite shower room; 2 further double bedrooms and family bathroom with shower and bath.

The property is double glazed and benefits from gas central heating.

Externally there is a driveway, single garage, enclosed rear garden and patio.

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



# Key property features

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- ✓ Detached Bungalow
- ✓ Bright lounge/dining room with wood burning stove
- ✓ Dining Kitchen
- ✓ 3 Double Bedrooms
- ✓ Bathroom & En-suite Shower Room
- ✓ Excellent Storage & Porch
- ✓ Integral Garage and Driveway
- ✓ Enclosed Garden with Patio Area
- ✓ Double Glazing & Gas central heating
- ✓ Close to all amenities















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

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# Property Room Sizes

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## **ENTRANCE PORCH**

*9' 1" x 5' 7" (2.77m x 1.7m)*

## **HALL**

*30' 5" x 5' 8" (9.27m x 1.73m)*

## **LOUNGE/DINER**

*24' 8" x 16' 2" (7.52m x 4.93m)*

## **KITCHEN**

*14' 1" x 12' 1" (4.29m x 3.68m)*

## **UTILITY ROOM**

*10' 8" x 5' 7" (3.25m x 1.7m)*

## **BEDROOM**

*12' 5" x 11' 3" (3.78m x 3.43m)*

## **ENSUITE**

*8' 1" x 5' 1" (2.46m x 1.55m)*

## **BEDROOM**

*10' 5" x 10' 5" (3.18m x 3.18m)*

## **BEDROOM**

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

## **BATHROOM**

*9' x 9' (2.74m x 2.74m)*

## **GARAGE**

*19' 1" x 9' 7" (5.82m x 2.92m)*

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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