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Leading Perthshire Estate Agency

Glen Forres, Edradour, Pitlochry, PH16 5JP

Offers Over £395,000

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ESTATE & LETTING AGENTS

Buying with Next Home

Glen Forbes, Edradour, Pitlochry, PH16 5JP

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First Time Buyer
with No Deposit



Next Home's
Buying Guide



Next Home
Open Days

About the Area

The Hamlet of Edradour is located in the most picturesque setting and is home to Edradour Distillery.

There are beautiful countryside walks on your doorstep, and this is an area rich in history and tradition.

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.





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Property Summary

Next Home are delighted to bring to the market this rare opportunity to purchase Georgian Stone Villa situated in the most picturesque location of Edradour near Pitlochry.

Glen Forres would make the ideal home for a range of buyers with well-presented accommodation set across 2 levels comprising: Entrance porch, wonderfully spacious sitting room with lovely views to the garden; a bright and spacious sun room which is currently used as a lounge/dining room with space for a variety of free-standing furniture with French patio doors leading to a large patio; feature wall with woodburning stove; a tastefully decorated breakfasting kitchen with space for a washing machine, fridge freezer and an integrated 4 ring hob with oven beneath; 3 double bedrooms with the ground floor bedroom benefiting from access to a shower room and there is also an additional shower room located just off the 1st floor landing.

There is also an office space located off the sitting room with a built in cupboard under the stairs.

The property is situated on the most enviable plot and has been beautifully kept with a variety of mature plants and trees for privacy.

There is a large patio area which is ideal for hosting and relaxing in the summer months with lovely views to the countryside and Edradour Burn.

Additionally, there is also a large timber shed with deck and greenhouse.

Off-street parking is provided by gated private parking area.

Oil fired heating and double glazing throughout.



Key property features

- ✓ Rare to the market
- ✓ Ideal family home
- ✓ Large garden
- ✓ Well presented
- ✓ Large sunroom
- ✓ Great walks nearby
- ✓ Close to Pitlochry
- ✓ Oil fired heating
- ✓ Coal shed
- ✓ Chain free















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Floorplans





Property Room sizes

ENTRANCE PORCH

SITTING ROOM

13' 7" x 12' 6" (4.14m x 3.81m)

LOUNGE/DINER

22' 9" x 12' 8" (6.93m x 3.86m)

KITCHEN

17' 7" x 6' 5" (5.36m x 1.96m)

OFFICE

7' x 5' 8" (2.13m x 1.73m)

GROUND FLOOR BEDROOM

9' 9" x 8' 7" (2.97m x 2.62m)

EN-SUITE

9' 4" x 4' 8" (2.84m x 1.42m)

BEDROOM

16' 4" x 13' 5" (4.98m x 4.09m)

BEDROOM

13' 4" x 12' 6" (4.06m x 3.81m)

SHOWER ROOM

7' 8" x 6' 5" (2.34m x 1.96m)

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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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

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