



Buy your next home with Next Home

Leading Perthshire Estate Agency

Bridge House, 6 Baledmund Road, Moulin, Pitlochry, PH16 5EL

Offers Over £300,000

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NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

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PH16 5EL

Many thanks for your interest with Bridge House, 6 Baledmund Road, Moulin, Pitlochry, PH16 5EL.

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

Next Home are delighted to bring to the market this 3-bedroom detached traditional cottage set within in the quiet location of Moulin, Pitlochry.

The property is ideal for host of buyers with accommodation set over 2 levels comprising: Entrance hall, lounge/dining room with room for a range of free-standing furniture and a wood-burning stove; bespoke handmade shaker style kitchen with solid wood worktops; dining room/bedroom 3 with a w/c that has plumbing to be converted to a shower room; 2 double bedrooms located off the 1st floor landing and a 3 piece bathroom suite.

The cottage is ideally located from the town centre and there is fantastic walks on your doorstep.

There is a driveway leading to a timber garage and a raised garden to the side of the cottage.



Key property features

- ✓ 3 bedrooms
- ✓ Bespoke kitchen
- ✓ Large timber garage
- ✓ Lovely walks nearby
- ✓ Close to local amenities
- ✓ Gas central heating
- ✓ Double glazing
- ✓ Popular residential area
- ✓ Wood-burning stove









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 trees. 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?

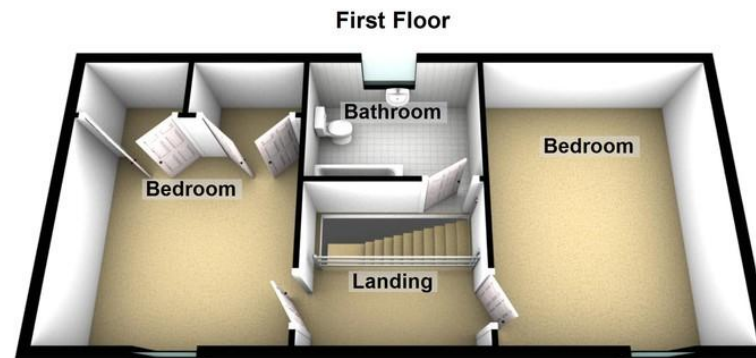
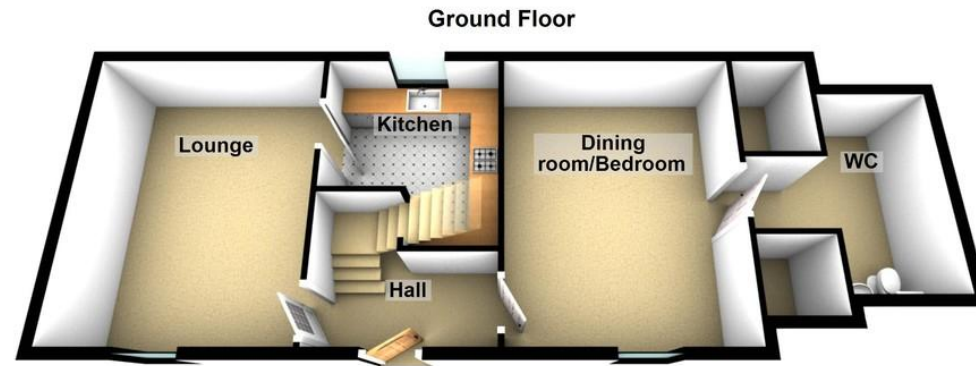
An expert from our local branch will provide you with
the most accurate valuation.



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Floorplans



Property Room sizes

HALL

LOUNGE/DINER

14' 1" x 10' 3" (4.29m x 3.12m)

KITCHEN

9' x 8' 5" (2.74m x 2.57m)

DINING ROOM/BEDROOM

14' 1" x 10' 1" (4.29m x 3.07m)

UTILITY ROOM/W/C

8' 10" x 8' (2.69m x 2.44m)

BEDROOM

16' 2" x 10' 10" (4.93m x 3.3m)

BEDROOM

14' 1" x 10' 7" (4.29m x 3.23m)

BATHROOM

9' x 7' 1" (2.74m x 2.16m)

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

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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