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Leading Perthshire Estate Agency

4 Fenton Terrace, Pitlochry, PH16 5DP

Offers Over £310,000

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NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

4 Fenton Terrace, Pitlochry, PH16 5DP

Many thanks for your interest with 4 Fenton Terrace, Pitlochry, PH16 5DP.

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 reknown 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.

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Next Home your number 1 choice for property sales



FREE Valuations



We're open 7 days a
week until 9pm



Registered Buyers



No obligation
mortgage advice



Conveyancing
Quotations



First Time Buyer
with No Deposit



Next Home's
Buying Guide



Next Home
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.





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Property Summary

Next Home are delighted to bring to the market this fantastic opportunity to purchase this 4 bedroom semi-detached villa situated in a very sought after area of Pitlochry.

The property sits on a very generous sized plot with stunning views to Ben Vrackie and the surrounding woodlands.

4 Fenton Terrace would make the ideal family home with spacious accommodation set over 2 levels comprising: A welcoming entrance hall; Lounge with wood-burning stove and patio leading to the garden; dining room with ample room for a large table and chairs; sitting room/ 4; a brand new modern kitchen; 3 further double bedrooms with the principal bedroom benefiting from views to Ben Vrackie and a shower room completes the property.

The property sits on an enviable sized plot with a mixture of mature trees shrubbery throughout.

There is also a large patio area ideal for hosting and relaxing in the summer months with stunning views to be enjoyed.

Off-street parking is provided by a large driveway that leads to a double garage.

Gas central heating and double glazing throughout.



Key property features

- ✓ 4 bedrooms
- ✓ Large private garden
- ✓ Double garage
- ✓ New kitchen
- ✓ Bathroom & Shower room
- ✓ Gas central heating
- ✓ Popular residential area
- ✓ Close to local amenities
- ✓ Wood-burning stove
- ✓ Lounge & Dining room













An aerial photograph of a suburban residential neighborhood, featuring rows of houses with red brick walls and grey tiled roofs. The houses are set back from the roads by green lawns and some have small garden sheds or patios. 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.

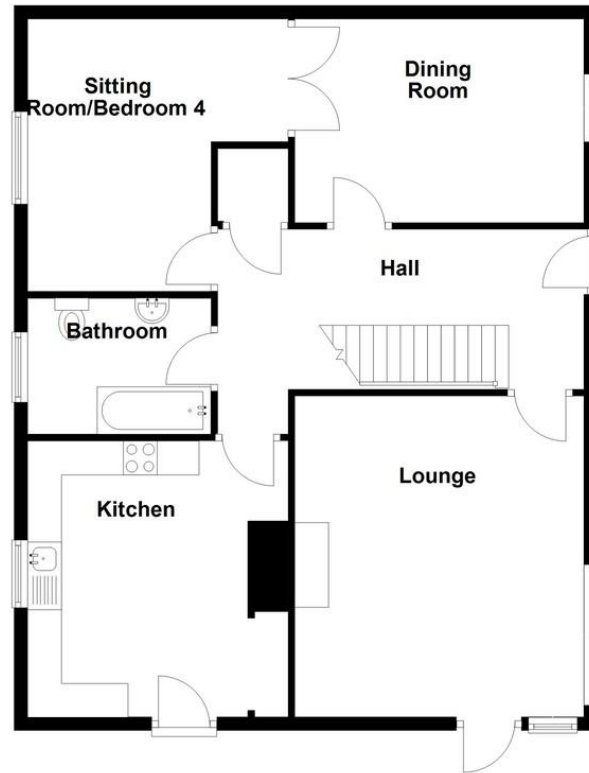


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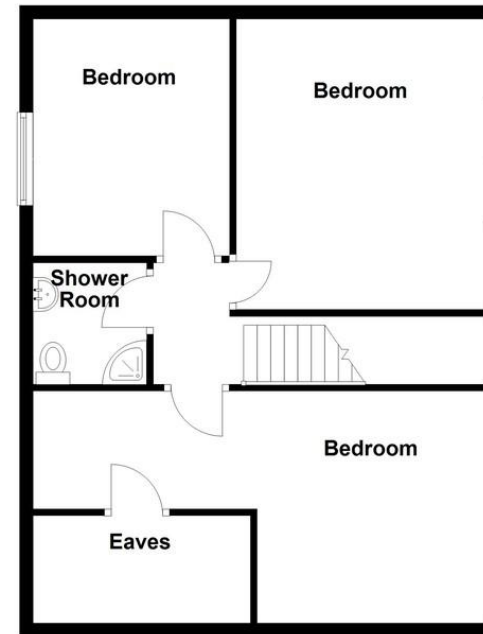
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Floorplans

Ground Floor



First Floor





Property Room sizes

HALL

LOUNGE

14' x 11' 11" (4.27m x 3.63m)

KITCHEN

11' 10" x 11' 8" (3.61m x 3.56m)

DINING ROOM

11' 1" x 9' 11" (3.38m x 3.02m)

SITTING ROOM/BEDROOM 4

12' x 7' 1" (3.66m x 2.16m)

BEDROOM

14' 6" x 11' (4.42m x 3.35m)

BEDROOM

12' 8" x 8' 6" (3.86m x 2.59m)

BEDROOM

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

SHOWER ROOM

BATHROOM

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

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