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Leading Perthshire Estate Agency

4 Wades Bridge Road, Old Bridge Of Tilt, Pitlochry, PH18 5TZ

Offers Over £515,000


NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

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PH18 5TZ

Many thanks for your interest with 4 Wades Bridge Road, Old Bridge Of Tilt, Pitlochry, PH18 5TZ.

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 renown 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

A rare opportunity to purchase this executive DETACHED 5 BEDROOM family villa with magnificent garden grounds and views.

The property is quietly tucked away in the hamlet of Bridge of Tilt in Blair Atholl.

The bright and spacious accommodation comprises entrance porch/boot room with; vestibule; shower room; large breakfasting kitchen; utility room; dining room; family room/bedroom 5; sitting room with triple aspect windows, French doors to the garden and feature fireplace on the ground floor together with principal bedroom with en-suite shower room and dressing room; guest room with en-suite shower room; family bathroom and 2 further double bedrooms with fitted wardrobes on the first floor.

Externally the garden grounds are beautifully maintained and predominantly laid to lawn with planted borders.

Above the garage is a useful room which would make an excellent home office. The quirky Bothy provides excellent storage and is a lovely feature. The summer house offers a lovely space to enjoy the views and tranquility.

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



Key property features

- ✓ Detached Executive Villa
- ✓ Versatile Accommodation
- ✓ Modern breakfasting kitchen
- ✓ Dining Room & Family Room/Bedroom 5
- ✓ Bright lounge with open fire and doors to the patio and garden
- ✓ 4/5 Double Bedrooms
- ✓ Bathroom, Shower Room and 2 En-Suites
- ✓ Excellent Storage, Dressing Room and Utility Room
- ✓ Large Garden and Magnificent Views
- ✓ Garage with room above, Bothy and Summerhouse







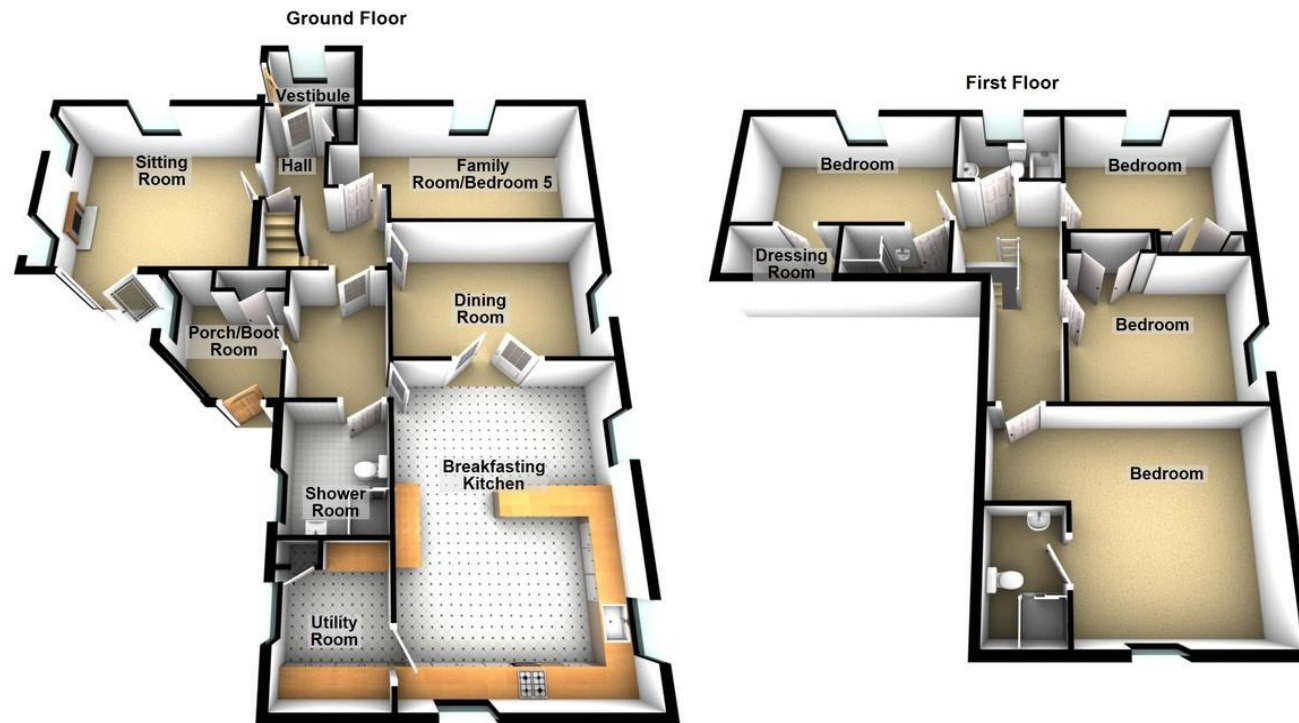








Floorplans



Property Room Sizes

ENTRANCE PORCH/BOOT ROOM

RECEPTION HALL

REAR PORCH

BREAKFASTING KITCHEN

16' 8" x 13' 1" (5.08m x 3.99m)

UTILITY ROOM

DINING ROOM

12' 1" x 12' 1" (3.68m x 3.68m)

SITTING ROOM

18' 3" x 16' 7" (5.56m x 5.05m)

FAMILY ROOM/BEDROOM 5

16' 10" x 10' 0" (5.13m x 3.05m)

BEDROOM

16' 8" x 12' 3" (5.08m x 3.73m)

DRESSING ROOM

EN-SUITE SHOWER ROOM

BEDROOM

18' 3" x 12' 7" (5.56m x 3.84m)

EN-SUITE SHOWER ROOM

BEDROOM

12' 0" x 11' 10" (3.66m x 3.61m)

BEDROOM

12' 0" x 11' 10" (3.66m x 3.61m)

BATHROOM

GARAGE

18' 3" x 17' 1" (5.56m x 5.21m)

GARAGE STORE ROOM

17' 1" x 11' 6" (5.21m x 3.51m)

BOTHY

22' 4" x 11' 10" (6.81m x 3.61m)

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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