



Buy your next home with Next Home

Leading Perthshire Estate Agency

Clynmar, Wades Bridge Road, Old Bridge Of Tilt, Blair Atholl,
Offers Over £365,000

■■■■
NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

Clynmar, Wades Bridge Road, Old Bridge Of Tilt, Blair Atholl, Pitlochry, PH18 5TZ

Many thanks for your interest with Clynmar, Wades Bridge Road, Old Bridge Of Tilt, Blair Atholl, 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 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

The stunning village of Blair Atholl is set amidst the beautiful Perthshire countryside and a wide range of outdoor activities are available in and around the area including walking, fishing, bowling, golfing and horse riding.

There is a range of local amenities within the village including a post office, store, newsagent, hotel with restaurant, garage and Old Mill tearoom together with gift shops and a fish and chip shop/restaurant.

The village is bypassed by the A9 trunk route providing quick access to the North and South. Blair Atholl is served with a railway station and the overnight Inverness to London sleeper stops in Pitlochry which is located approximately 6 miles to the South.



Property Summary

A rare opportunity to purchase this FOUR BEDROOM DETACHED VILLA with beautiful gardens and views situated within a quiet location in Old Bridge of Tilt.

The accommodation comprises entrance hall with 2 storage cupboards; bright lounge/diner; kitchen with cooker, fridge and freezer; large utility room with space for appliances, excellent storage and door to the rear; sun porch; bathroom with corner bath; double bedroom with double wardrobe; double bedroom with en-suite shower room and wardrobe; 2 further double bedrooms on the first floor and separate WC.

The property has oil central heating and double glazing throughout.

Externally there is a large driveway providing off street parking, double garage with storage room over; greenhouse, external store and the garden is predominantly laid to lawn with planted borders.

There are lovely countryside views to the front and side.



Key property features

- ✓ Detached 4 bedroom villa
- ✓ Large lounge with dining area
- ✓ Kitchen & spacious utility room
- ✓ Sun porch
- ✓ 4 Double Bedrooms
- ✓ Bathroom, WC & shower room
- ✓ Excellent storage
- ✓ Double Glazing & Oil Central Heating
- ✓ Large garden, garage with room over, greenhouse and store
- ✓ Lovely countryside views









An aerial photograph of a suburban residential neighborhood, featuring rows of houses with red brick walls and grey tiled roofs. The image is overlaid with a semi-transparent blue filter. The houses are arranged in a grid-like pattern, with some featuring rear gardens and driveways. The overall scene is peaceful and typical of a suburban setting.

Have a property to sell?

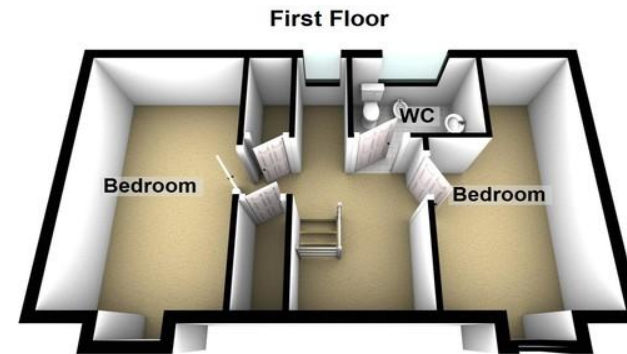
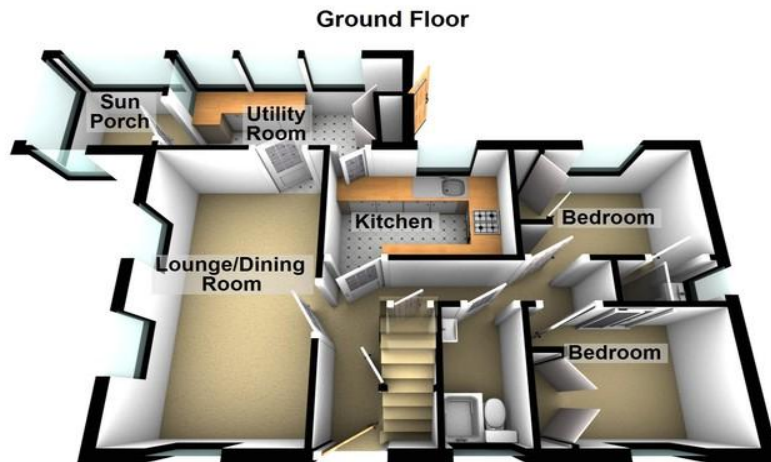
An expert from our local branch will provide you with the most accurate valuation.



NEXTHOME

ESTATE & LETTING AGENTS

Floorplans



Property Room Sizes

HALL

0m x 0m)

LOUNGE/DINER

23' 4" x 11' 9" (7.11m x 3.58m)

KITCHEN

12' 5" x 10' 0" (3.78m x 3.05m)

UTILITY ROOM

13' 4" x 9' 8" (4.06m x 2.95m)

SUN PORCH

8' 1" x 7' 1" (2.46m x 2.16m)

BATHROOM

9' 4" x 5' 7" (2.84m x 1.7m)

BEDROOM

10' 5" x 10' 1" (3.18m x 3.07m)

EN-SUITE

8' 11" x 2' 11" (2.72m x 0.89m)

BEDROOM

10' 3" x 9' 4" (3.12m x 2.84m)

BEDROOM

13' 6" x 9' 4" (4.11m x 2.84m)

BEDROOM

13' 6" x 11' 7" (4.11m x 3.53m)

WC

7' 3" x 5' 1" (2.21m x 1.55m)



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

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.

Registered Office Argyll House, Quarrywood Court, Livingston, West Lothian EH54 6AX. Registered in Scotland No. SC264812. NEXTHOME (Scotland) Ltd is an appointed representative of Kinggate Law Limited, which is authorised and regulated by the Financial Conduct Authority for advising on and arranging mortgages and insurance, broking and debt counselling of consumer credit agreements.



Next Home are proud to be members of the Property Ombudsman Scheme