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Leading Perthshire Estate Agency

53 Tomcroy Terrace, Pitlochry, PH16 5JA

Offers Over £220,000

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NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

53 Tomcroy Terrace, Pitlochry, PH16 5JA

Many thanks for your interest with 53 Tomcroy Terrace, Pitlochry, PH16 5JA.

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.

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.

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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 spacious 3 bedroom semi-detached villa situated in the sought after town of Pitlochry.

The property would be ideal for a host of buyers with spacious accommodation set over 2 levels comprising: entrance hall, bright and spacious lounge, kitchen with space for white goods, 3 double bedrooms with the principal bedroom benefiting from an modern en-suite shower room and lovely countryside views.

There is also modern family bathroom. There is ample off-street parking to the front of the property via a driveway.

The front garden is a mixture of mature shrubbery and planting with a patio.

The rear garden has timber fencing to the borders and is laid to lawn for ease of maintenance.



Key property features

- ✓ 3 double bedrooms
- ✓ Principal en-suite
- ✓ Large gardens
- ✓ Ample off-street parking
- ✓ Popular residential area
- ✓ Gas central heating
- ✓ Close to all local amenities
- ✓ Modern shower room
- ✓ Lovely views from principal bedroom













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 overlay. The text is centered in the upper half of the image.

Have a property to sell?

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

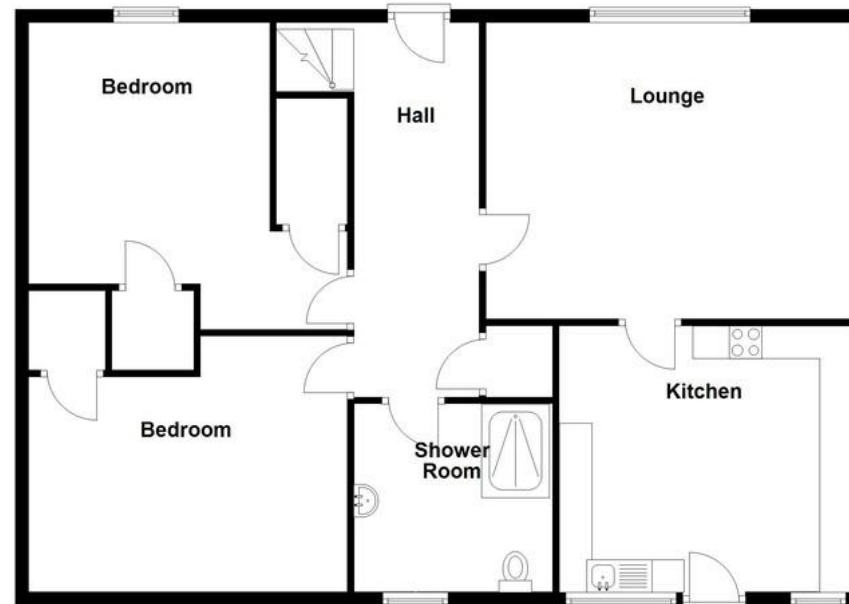


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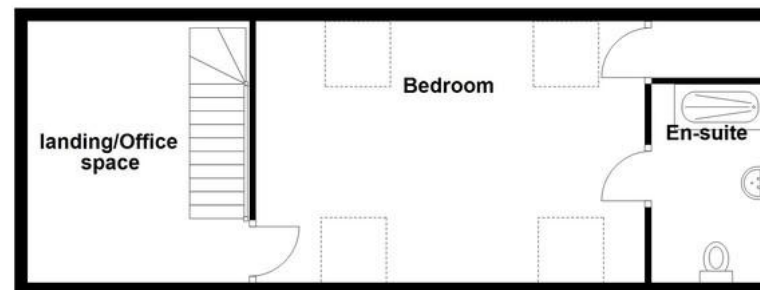
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Floorplans

Ground Floor



First Floor





Property Room sizes

HALL

LOUNGE

15' 5" x 13' 1" (4.7m x 4m)

KITCHEN

12' 1" x 8' 10" (3.7m x 2.7m)

BEDROOM

13' 5" x 11' (4.09m x 3.35m)

EN-SUITE

6' 7" x 4' 7" (2.1m x 1.4m)

BEDROOM

12' 1" x 11' 1" (3.7m x 3.4m)

BEDROOM

12' 5" x 9' 10" (3.8m x 3m)

SHOWER ROOM

6' 2" x 5' 2" (1.9m x 1.6m)

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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