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Leading Perthshire Estate Agency

Arrlochaira, Killiecrankie, Pitlochry, PH16 5LA

Offers Over £430,000

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NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

Arrlochaira, Killiecrankie, Pitlochry, PH16 5LA

Many thanks for your interest with Arrlochaira, Killiecrankie, Pitlochry, PH16 5LA.

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 location of Arrlochaira gives easy access Faskally Woods and the Pass of Killiecrankie.

Faskally Woods lie to the north of Pitlochry on the shore of Loch Faskally and Loch Dunmore is within Faskally Woods.

The layout of the woodland is largely manmade, having been created in the 19th century in the grounds of Faskally House. During autumn, Faskally Wood is transformed into The Enchanted Forest, with a light and music show, which illuminates the trees with beautiful bright colours.

Nearby 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

We are delighted to bring to the market this spacious, quirky and immaculately presented DETACHED 4 BEDROOM VILLA situated within Faskally, close to the town of Pitlochry.

The property benefits from many features including vaulted ceilings, floor to ceiling windows and spiral staircase.

On the ground floor the spacious accommodation comprises bright living room with feature arch and French doors to the garden; large dining kitchen with Range style cooker and space for appliances together with bay window; boiler room; WC and 2 double bedrooms, one with en-suite bathroom. The spiral staircase leads to a gallery landing and balcony overlooking the living room and French doors open into an upstairs lounge. The first floor also has a family bathroom and 2 further double bedrooms, again one with en-suite shower room.

There is double glazing and gas heating throughout.

The property is set within private garden grounds which are predominantly laid to lawn and the driveway provides off street parking for several vehicles.



Key property features

- ✓ Beautifully presented 4 bedroom villa
- ✓ Living room with doors to the private garden
- ✓ Lounge with dual aspect windows
- ✓ Large Dining Kitchen
- ✓ WC, Bathroom and 2 En-suites
- ✓ 4 Double Bedrooms
- ✓ Quirky spiral staircase
- ✓ Rare to the market
- ✓ Private garden and large driveway
- ✓ Close to woodland walks & Cycle routes









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?

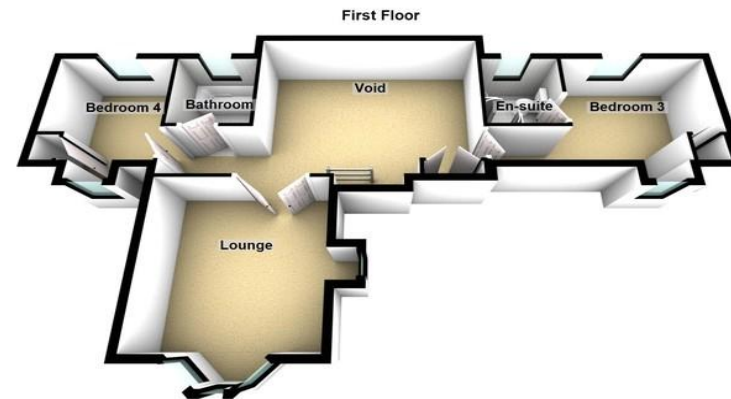
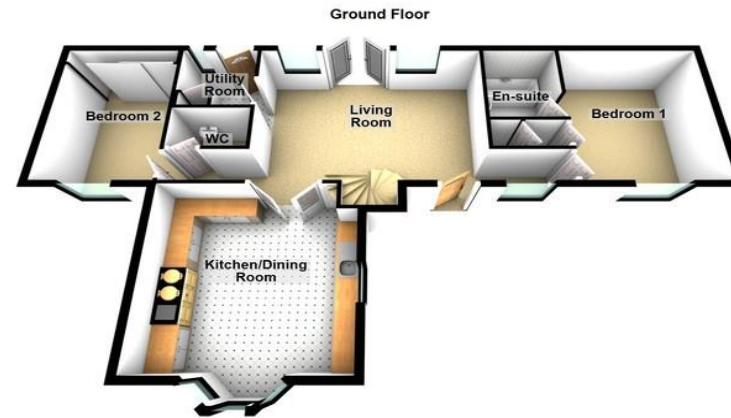
An expert from our local branch will provide you with
the most accurate valuation.



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Floorplans





Property Room Sizes

LIVING ROOM

15' 5" x 15' 3" (4.7m x 4.65m)

KITCHEN/DINING ROOM

18' 1" x 15' 5" (5.51m x 4.7m)

BEDROOM

15' 5" x 11' 2" (4.7m x 3.4m)

EN-SUITE

7' 10" x 5' 6" (2.39m x 1.68m)

BEDROOM

13' 1" x 9' 9" (3.99m x 2.97m)

WC

UTILITY ROOM

6' 11" x 6' 7" (2.11m x 2.01m)

LOUNGE

18' 1" x 11' 5" (5.51m x 3.48m)

BEDROOM

13' 9" x 13' 1" (4.19m x 3.99m)

EN-SUITE

7' 2" x 5' 3" (2.18m x 1.6m)

BATHROOM

13' 5" x 9' 5" (4.09m x 2.87m)

BATHROOM

7' 7" x 6' 2" (2.31m x 1.88m)

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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