



Buy your next home with Next Home

Leading Perthshire Estate Agency

Bruach Garden Cottage, Bruach Lane, Pitlochry, PH16 5DG

Offers Over £210,000

■■■■
NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

Bruach Garden Cottage, Bruach Lane, Pitlochry,
PH16 5DG

Many thanks for your interest with Bruach Garden Cottage, Bruach Lane, Pitlochry, PH16 5DG.

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

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 2 bedroom traditional stone built semi detached cottage situated in the picturesque town of Pitlochry.

The property is charming and has many features including wooden beams, solid wood flooring and quirky reclaimed doors.

The accommodation comprises entrance hall; lounge with fireplace and electric fire inset; dining kitchen with integrated oven, hob and extractor together with fridge freezer and free standing washer/dryer; principal bedroom with 2 storage cupboards and second twin room.

The shower room is fitted with a white suite and tiled shower cubicle with rain shower.

There is double glazing and gas central heating throughout.

Externally there is a driveway to the side and an enclosed South facing rear garden which paved for ease of maintenance with planted borders, pergola and shed.



Key property features

- ✓ Semi Detached Cottage
- ✓ Charming Features
- ✓ Beautiful Garden
- ✓ Driveway
- ✓ Close to town and all amenities
- ✓ Dining kitchen
- ✓ Lounge with feature ceiling beams
- ✓ Shower room
- ✓ 2 Bedrooms
- ✓ Gas Central Heating & Double Glazing









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 filter. Overlaid on this background is white text and a logo.

Have a property to sell?

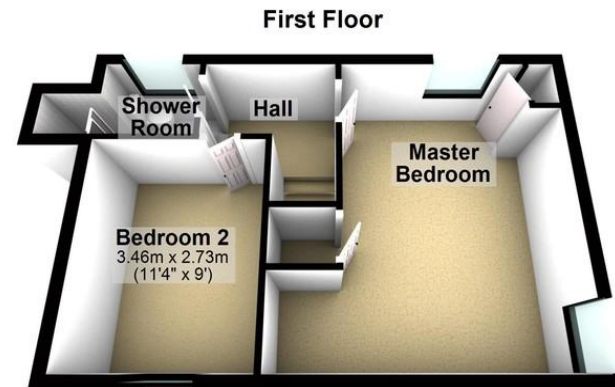
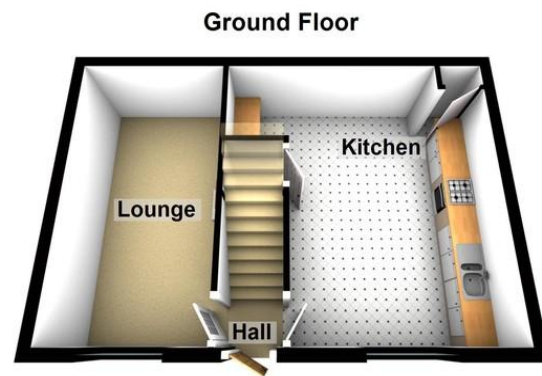
An expert from our local branch will provide you with
the most accurate valuation.



NEXTHOME

ESTATE & LETTING AGENTS

Floorplans



Property Room Sizes

HALL

5' 1" x 3' 3" (1.55m x 0.99m)

LOUNGE

15' 11" x 8' 5" (4.85m x 2.57m)

KITCHEN

15' 9" x 11' 7" (4.8m x 3.53m)

LANDING

7' 1" x 4' 3" (2.16m x 1.3m)

BEDROOM

14' 8" x 13' 5" (4.47m x 4.09m)

BEDROOM

10' 4" x 7' 10" (3.15m x 2.39m)

SHOWER ROOM

8' 4" x 5' 1" (2.54m x 1.55m)

.



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