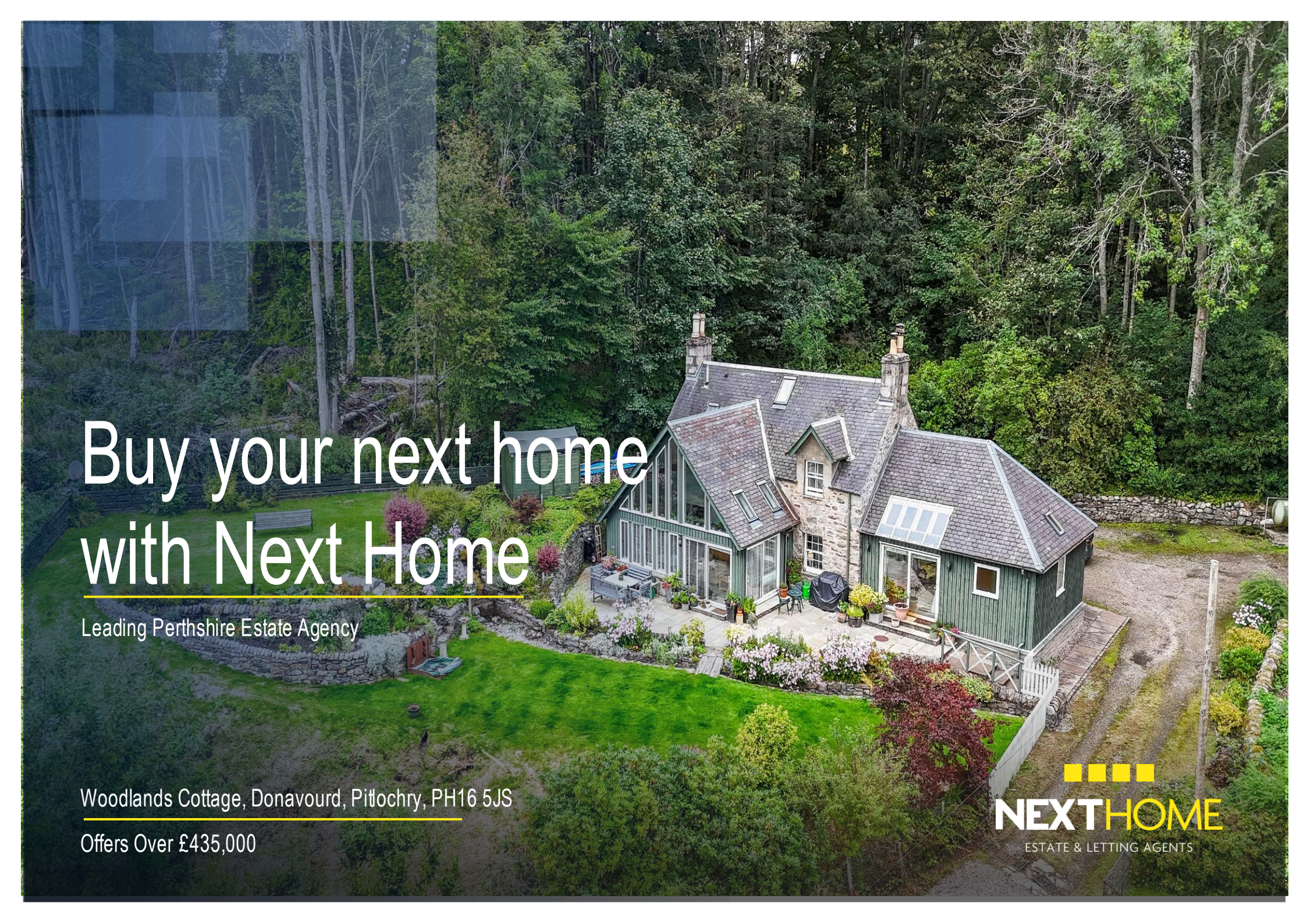




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Woodlands Cottage, Donavourd, Pitlochry, PH16 5JS

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Buying with Next Home

Woodlands Cottage, Donavourd, Pitlochry, PH16 5JS

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No obligation
mortgage advice



Conveyancing
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First Time Buyer
with No Deposit



Next Home's
Buying Guide



Next Home
Open Days

About the Area

Donavourd is a small hamlet just outside the town of Pitlochry and 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

We are delighted to bring to the market this 3 bedroom detached charming cottage set within the picturesque hamlet of Donavour.

Woodlands Cottage is nestled in the countryside but is only a short drive to the popular town of Pitlochry.

The original property was previously extended to create a wonderfully spacious property with fantastic views.

Set over 2 levels the accommodation comprises: entrance porch, toilet/cloakroom, lounge with a wood-burning stove, kitchen with a gas fired AGA and French doors leading to the Sunroom from both the kitchen and lounge areas. There is underfloor heating throughout the ground floor.

The Sunroom forms part of the extension and can be used for multiple purposes with the current owners currently using this as a dining room and additional sitting room. Two sets of sliding patio doors lead to the garden and there are floor-to-ceiling windows allowing natural light to flood the room and to take in the countryside views.

There are 3 double bedrooms: 2 are located on the 1st floor. The principal bedroom has a 4-piece bathroom en-suite, while the other has an adjacent toilet/shower room.

The 3rd double bedroom has an en-suite bathroom and is located off the lounge. This could be used as an annexe or additional reception room. There are patio doors leading to the garden from this room.

Off-street parking is to the rear of the property with ample room for multiple vehicles.

The garden has been fully landscaped to create a space to escape. It is mainly laid to lawn for ease of maintenance and offers elevated views. There is also a large patio area ideal for hosting and relaxing all year round.



Key property features

- ✓ Sought after area
- ✓ Stunning views
- ✓ Wood-burning stove
- ✓ Extended property
- ✓ Well-presented
- ✓ 2 en-suites
- ✓ Large garden
- ✓ Close to Pitlochry
- ✓ LPG heating
- ✓ Quiet location
- ✓ Underfloor heating on the ground floor





DSC_0449









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?

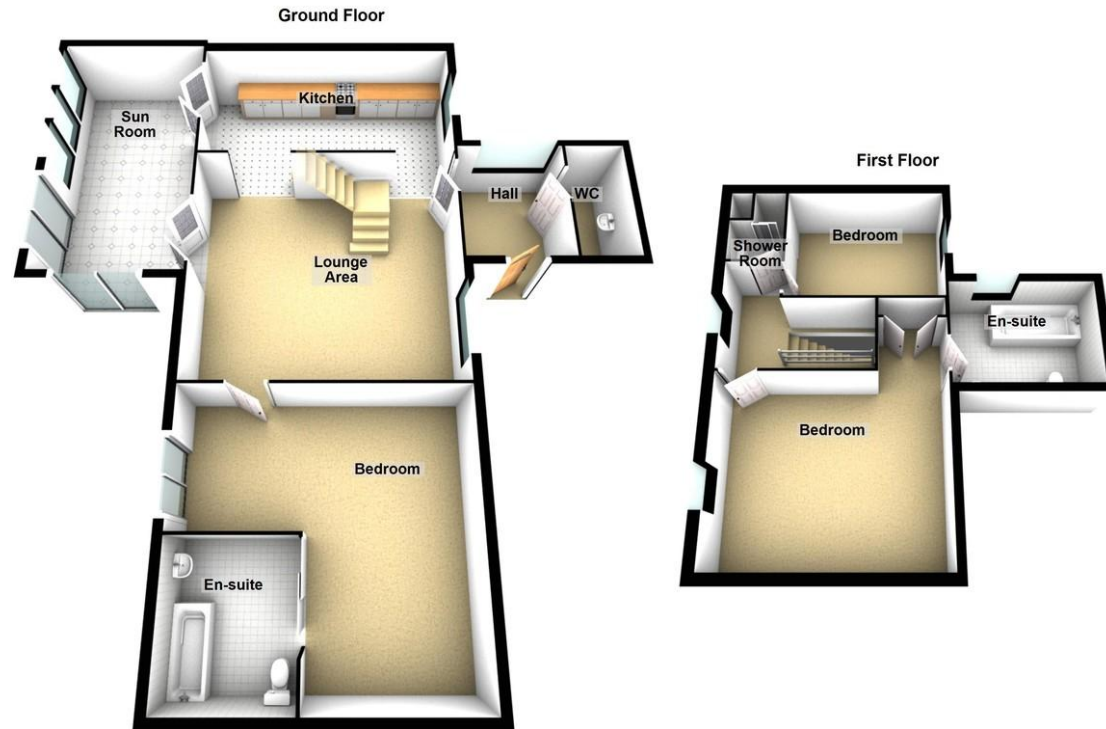
An expert from our local branch will provide you with
the most accurate valuation.



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Floorplans





Property Room sizes

HALL

8'1" x 3'6" (2.46m x 1.22m)

W/C

6'6" x 3'6" (1.98m x 1.07m)

LOUNGE

18' 6" x 15' 3" (5.64m x 4.65m)

KITCHEN

15' 3" x 10' 6" (4.65m x 3.2m)

SUN ROOM

20' 10" x 11' 1" (6.35m x 3.38m)

BEDROOM/ANNEXE

19' 9" x 17' 2" (6.02m x 5.23m)

ENSUITE

8'9" X 5'9" (2.67m x 1.75m)

BEDROOM

15' 4" x 12' 10" (4.67m x 3.91m)

ENSUITE

11 x 7'2" (3.35m x 2.18m)

BEDROOM

10' 10" x 10' 6" (3.3m x 3.2m)

SHOWER ROOM

7'5 X 3'7" (2.26m x 1.09m)

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.



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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

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