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ESTATE & LETTING AGENTS

Buying with Next Home

Westlea, Blair Atholl, Pitlochry, PH18 5SR

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We have the largest sales team in Perthshire, operating from our 5 offices throughout Perthshire and delivering more sales than any other estate agent.

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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

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.





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Property Summary

We are delighted to bring to the market this rare opportunity to purchase this 3 bedroom end terrace traditional cottage situated in the sought after village of Blair Atholl.

Westlea sits on an envious corner plot and is ideal for a host of buyers with spacious accommodation set over 2 levels.

An entrance porch gives access to the property and leads to a: Entrance hall, lounge with an open fire, ample room for a range furniture, dining room with wood-burning stove, kitchen to the rear of the property that has a pantry and gives access to the garden and to the shower. There is also a bathroom on the ground floor with w/c, wash hand basin and bath.

The 1st floor is accessed by a carpeted stairwell and leads to 3 bedrooms, 2 of which are double and offer lovely countryside views.

There is a large front and side garden that is mainly laid to lawn for ease of maintenance with a mixture of mature shrubbery and planting throughout.

There is a small garden to the rear with a patio area. It offers fantastic countrywide views and a place to relax.

There is also a 2 story 'Bothy' to the rear of the property which is currently used as storage but can be converted to create another dwelling.



Key property features

- ✓ Rare to the market
- ✓ Ideal for a first-time buyer
- ✓ Ideal for a holiday home
- ✓ Large garden
- ✓ Fantastic views
- ✓ 2 story 'Bothy'
- ✓ Chain free
- ✓ Bathroom & Shower room
- ✓ Popular residential area
- ✓ Great walks nearby













An aerial photograph of a suburban residential neighborhood, featuring rows of houses with red brick walls and grey tiled roofs. The houses are set back from the roads with green lawns and some have small garden sheds or patios. The entire image is covered with a semi-transparent blue filter. The text is overlaid on the upper half of the image.

Have a property to sell?

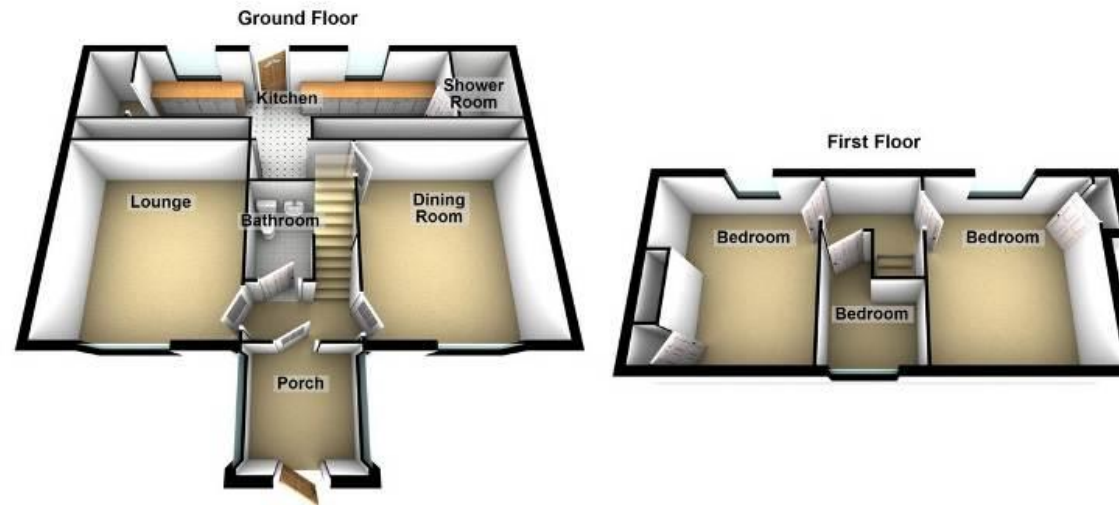
An expert from our local branch will provide you with
the most accurate valuation.



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Floorplans





Property Room sizes

ENTRANCE PORCH

LOUNGE

14' 6" x 11' 4" (4.42m x 3.45m)

DINING ROOM

14' 7" x 9' 5" (4.44m x 2.87m)

KITCHEN

20' 6" x 5' 1" (6.25m x 1.55m)

SHOWER ROOM

BEDROOM

16' x 9' 9" (4.88m x 2.97m)

BEDROOM

14' 7" x 8' 3" (4.44m x 2.51m)

BEDROOM

9' 6" x 6' 7" (2.9m x 2.01m)

BATHROOM

7' 5" x 5' 9" (2.26m x 1.75m)

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

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