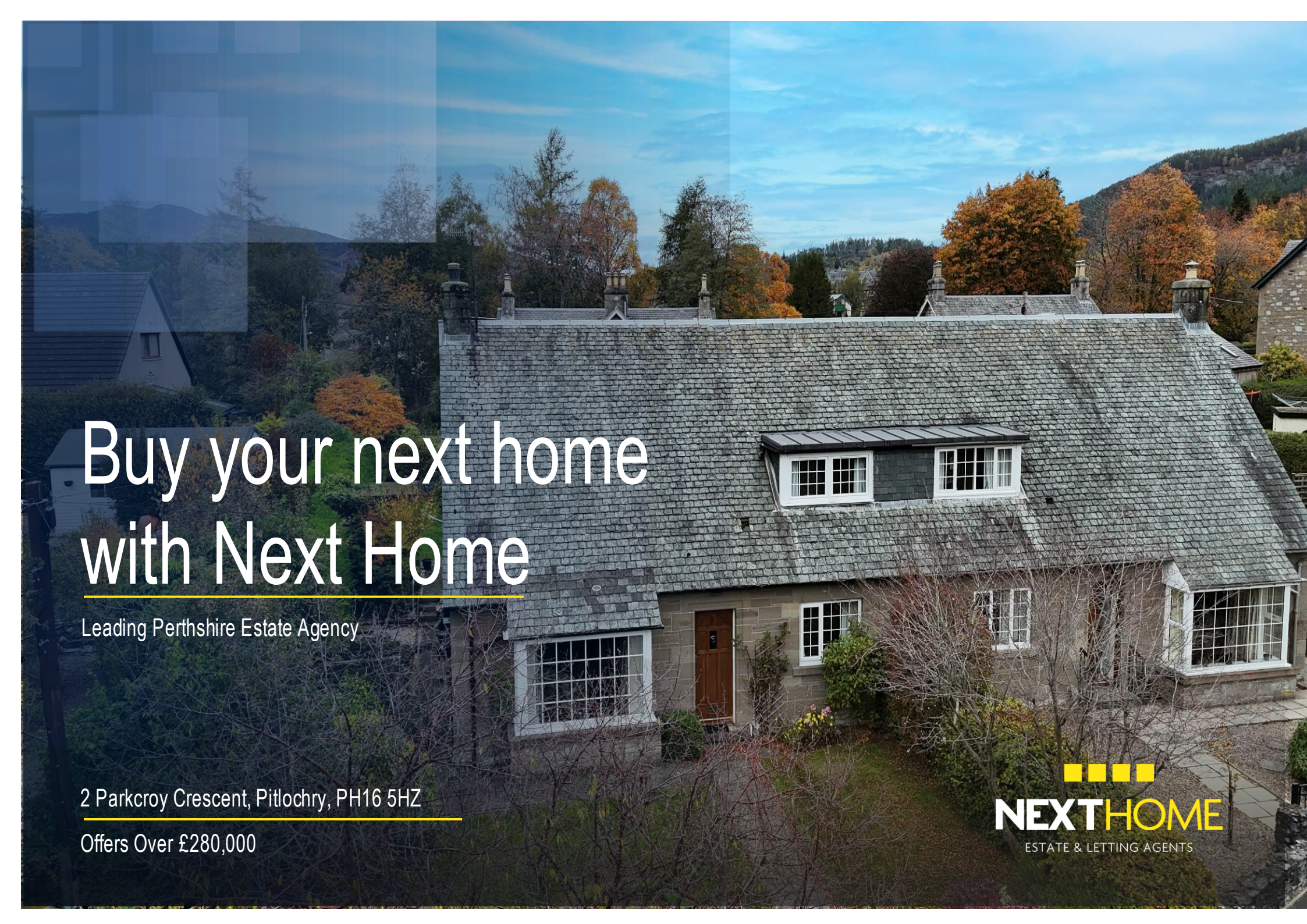




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2 Parkcroy Crescent, Pitlochry, PH16 5HZ

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Buying with Next Home

2 Parkcroy Crescent, Pitlochry, PH16 5HZ

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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

Pitlochry is a picturesque Highland town renowned for its stunning scenery, welcoming community, and vibrant tourist appeal. Surrounded by mountains, lochs, and forests, it offers endless opportunities for walking, cycling, fishing, and outdoor pursuits.

The town itself boasts a variety of independent shops, cafés, restaurants, and cultural attractions, including the famous Pitlochry Festival Theatre and two whisky distilleries. Excellent transport links include a mainline railway station with services to Inverness, Perth, and Edinburgh, making Pitlochry ideal for both residents and visitors. A mix of traditional stone villas, cottages, and modern homes makes it a highly desirable place to live.





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Property Summary

We are delighted to bring to the market this well-proportioned three-bedroom semi-detached villa offers flexible accommodation over two levels set within a sought after area of Pitlochry.

The property provides generous living space and an adaptable layout, ideal for families or those seeking a comfortable home in a peaceful location.

The property is entered via a vestibule, leading into a welcoming hallway that connects to the main ground floor accommodation. The lounge is bright and spacious, featuring an attractive bay window that floods the room with natural light and creates a warm, inviting atmosphere. The dining room offers an ideal setting for family meals with direct access to the rear garden.

Also on the ground floor is a bedroom with en-suite shower room, offering excellent flexibility for use as a guest room or convenient ground-floor bedroom. The kitchen provides good storage and workspace, with access to the rear garden.

Upstairs, there are two further bedrooms with built in storage, a family bathroom, and access to a loft space, providing additional storage.

Externally, the property benefits from gardens to the front and rear and a garage offering secure storage. The rear garden is a good size, offering scope for outdoor seating or landscaping.

Electric heating and double glazing throughout.



Key property features

- ✓ Rare to the market
- ✓ Ideal family home
- ✓ Popular residential area
- ✓ Good storage
- ✓ Electric heating
- ✓ Great potential
- ✓ Garage
- ✓ Close to local amenities
- ✓ Walking distance to town centre
- ✓ Ample room to extend













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 driveways. 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?

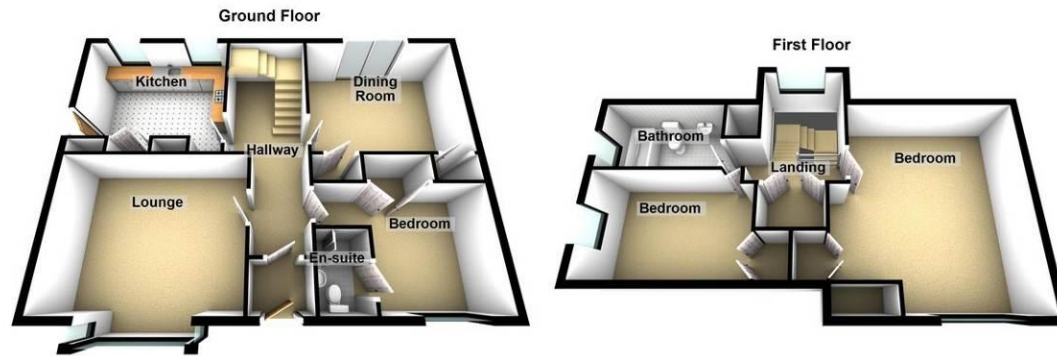
An expert from our local branch will provide you with
the most accurate valuation.



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Floorplans





%image_c_29_329%

Property Room sizes

VESTIBULE

4' 6" x 3' 6" (1.37m x 1.07m)

HALL

16' 7" x 7' 4" (5.05m x 2.24m)

LOUNGE

16' 1" x 13' 6" (4.9m x 4.11m)

DINING ROOM

11' 0" x 10' 5" (3.35m x 3.18m)

KITCHEN

11' 6" x 9' 7" (3.51m x 2.92m)

BEDROOM (GROUND FLOOR)

12' 1" x 10' 3" (3.68m x 3.12m)

ENSUITE

6' 7" x 3' 7" (2.01m x 1.09m)

BEDROOM(1ST FLOOR)

17' 5" x 12' 2" (5.31m x 3.71m)

BEDROOM

13' 7" x 9' 2" (4.14m x 2.79m)

BATHROOM

8' 4" x 4' 7" (2.54m x 1.4m)

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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