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Leading Perthshire Estate Agency

22 Robertson Crescent, Pitlochry, PH16 5HD

Offers Over £220,000

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NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

22 Robertson Crescent, Pitlochry, PH16 5HD

Many thanks for your interest with 22 Robertson Crescent, Pitlochry, PH16 5HD.

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 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.



Property Summary

We are delighted to bring to the market this well-presented 2 bedroom semi-detached bungalow set in the sought after village of Pitlochry.

A welcoming hallway with good built-in storage provides access to all rooms, creating an easy and practical layout. The lounge is bright and spacious, offering a comfortable main living space with plenty of room for a full range of furniture.

The modern kitchen is a particular feature of the home, finished with shaker-style wall and base units, solid oak worktops, and a well-considered layout for everyday use. Integrated appliances include a four-ring induction hob, oven, fridge/freezer, and dishwasher, with additional space for a washing machine. A built-in breakfast bar adds a sociable touch, while sliding patio doors lead directly to the garden, bringing in natural light and extending the living space outdoors.

There are two double bedrooms, both well-proportioned and benefiting from built-in storage, alongside a neatly presented family bathroom.

Externally, the property enjoys a single garage and driveway parking. To the rear lies a lovely, landscaped garden, thoughtfully designed for low maintenance and outdoor enjoyment, featuring a large patio, decking, and an attractive outdoor dining area — ideal for relaxing or entertaining in the warmer months.



Key property features

- ✓ Popular residential area
- ✓ Walking distance to town centre
- ✓ Well presented
- ✓ Modern kitchen
- ✓ Landscaped garden
- ✓ Garage
- ✓ Gas central heating
- ✓ Quiet location
- ✓ Good storage
- ✓ Ideal for a first-time buyers









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?

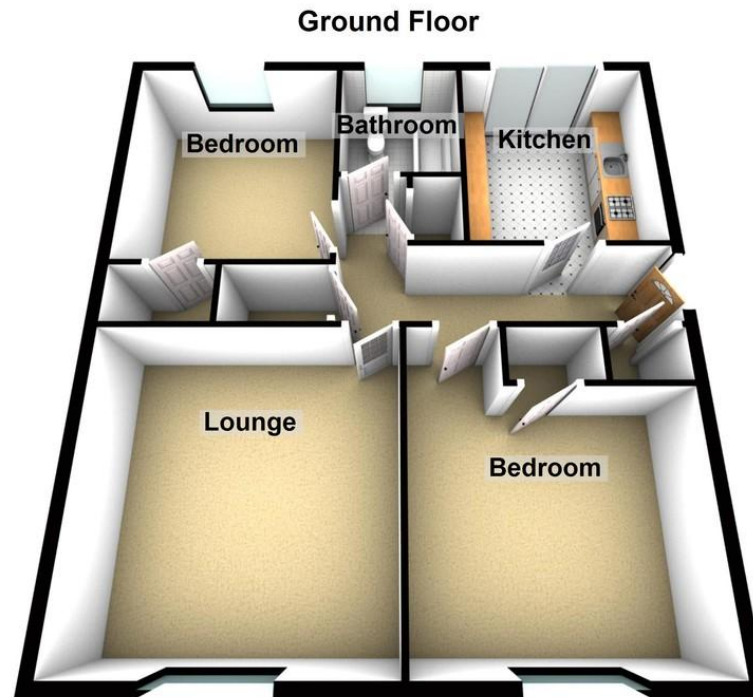
An expert from our local branch will provide you with
the most accurate valuation.



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Floorplans





Property Room sizes

HALL

LOUNGE

13' 4" x 12' 4" (4.06m x 3.76m)

KITCHEN/BREAKFAST ROOM

10' 4" x 6' 4" (3.15m x 1.93m)

BEDROOM

12' 1" x 9' 1" (3.68m x 2.77m)

BEDROOM

10' 4" x 9' 2" (3.15m x 2.79m)

BATHROOM

7' 7" x 4' 5" (2.31m x 1.35m)

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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