

# Buy your next home with Next Home

Leading Perthshire Estate Agency

22 St. Cedd's Road, Ballinluig, Pitlochry, PH9 0LD

Offers Over £225,000

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**NEXT HOME**  
ESTATE & LETTING AGENTS

# Buying with Next Home

22 St. Cedd's Road, Ballinluig, Pitlochry, PH9 0LD

Many thanks for your interest with 22 St. Cedd's Road, Ballinluig, Pitlochry, PH9 0LD.

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

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The village is served with a range of local amenities including a post office, grocery shop, service station and hotel with Inn and restaurant.

Further amenities including shops, banking facilities, nursery, primary and secondary schooling can be found in the nearby town of Pitlochry which lies approximately 5 miles to the North.

The city of Perth lies approximately 22 miles to the South where a further range of facilities can be found.



# Property Summary

We are delighted to bring to the market this immaculately presented and recently upgraded Semi Detached 3 Bedroom Bungalow situated within a quiet area in the village of Ballinluig.

The property offers spacious accommodation comprising entrance hall with large double storage cupboard; WC; bright lounge with front facing window; contemporary dining kitchen with cupboard and space for fridge/freezer, dishwasher and washing machine together with a dining area and door to the rear garden; 3 bedrooms all with fitted wardrobes and family bathroom with modern white suite.

The property benefits from having double glazing and oil central heating.

Externally there are garden grounds to the front and rear which are predominantly laid to lawn with planted borders. A feature of the garden is the 'Sitooterie' which offers a peaceful haven to relax and enjoy the quiet countryside. Two timber sheds. Driveway and additional visitors parking across the street.

Early viewing is highly recommended to appreciate the quality of accommodation on offer.

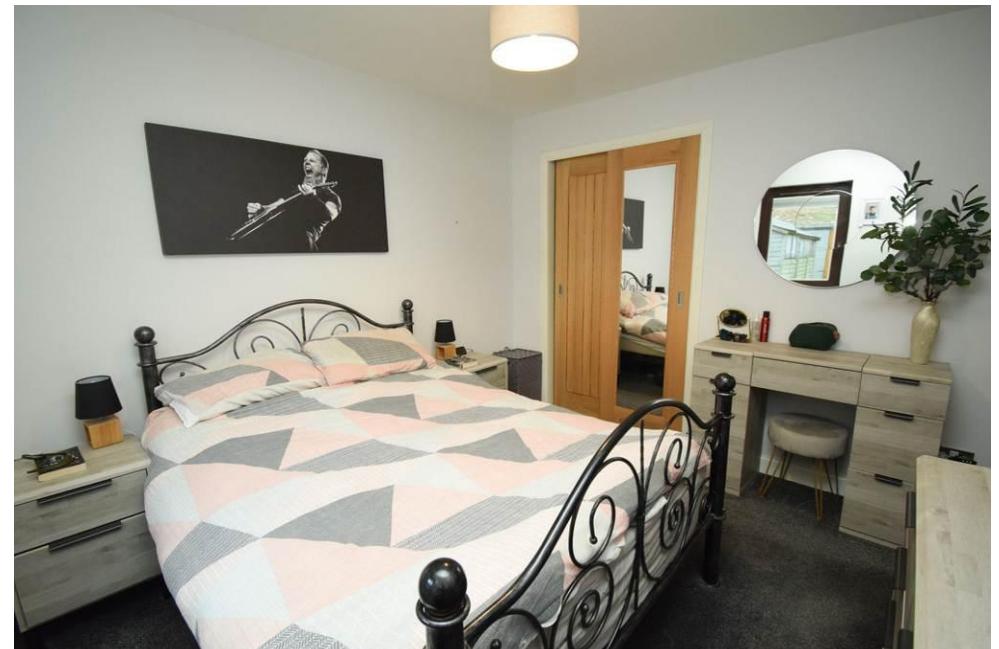


# Key property features

- ✓ Semi Detached Bungalow
- ✓ Bright Lounge
- ✓ Contemporary Dining Kitchen
- ✓ Modern Bathroom & WC
- ✓ 3 Bedrooms with fitted wardrobes
- ✓ Excellent storage
- ✓ Large, landscaped garden
- ✓ Driveway and additional parking
- ✓ Quiet village location
- ✓ Close to all amenities









# Have a property to sell?

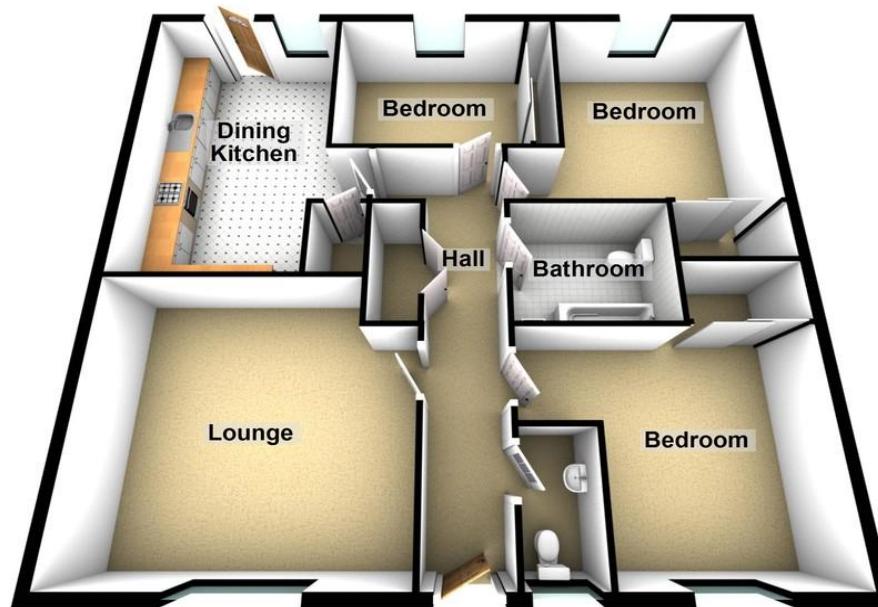
An expert from our local branch will provide you with the most accurate valuation.



# Floorplans

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Floor Plan



# Property Room Sizes

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## HALL

20' 5" x 6' 5" (6.22m x 1.96m)

## LOUNGE

15' 1" x 13' 5" (4.6m x 4.09m)

## DINING KITCHEN

13' 7" x 9' 8" (4.14m x 2.95m)

## WC

5' 2" x 3' 2" (1.57m x 0.97m)

## BEDROOM

14' 6" x 9' 9" (4.42m x 2.97m)

## BEDROOM

11' 2" x 9' 11" (3.4m x 3.02m)

## BEDROOM

10' 9" x 7' 0" (3.28m x 2.13m)

## BATHROOM

8' 5" x 5' 9" (2.57m x 1.75m)



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](mailto:sales@nexthomeonline.co.uk)

For more information about Next Home and our services please visit [www.nexthomeonline.co.uk](http://www.nexthomeonline.co.uk)

*The only Perthshire estate agent available 7 days until 9pm*

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