



# Buy your next home with Next Home

Leading Perthshire Estate Agency

5 Wades Bridge Road, Old Bridge of Tilt, Pitlochry, PH18 5TZ

Offers Over £475,000

  
**NEXTHOME**  
ESTATE & LETTING AGENTS



# Buying with Next Home

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PH18 5TZ

Many thanks for your interest with 5 Wades Bridge Road, Old Bridge Of Tilt, Pitlochry, PH18 5TZ.

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.

If you have a property to sell, contact us to arrange a valuation. We are renown 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 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 shop 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 the village and Pitlochry which is located approximately 6 miles to the South.









# Property Summary

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A rare opportunity to purchase this EXECUTIVE 4/5 BEDROOM BESPOKE VILLA situated within extensive landscaped garden grounds in a quiet popular location.

The versatile accommodation comprises entrance porch; welcoming hall with storage; open plan kitchen/dining/sitting room with dual aspect windows and feature AGA; living room with double doors to the rear garden and feature multi fuel stove; utility room; WC/cloakroom; bedroom 5/dining room; principal bedroom with dressing room and en-suite shower room on the ground floor together with a bathroom and 3 further double bedrooms, the guest room having a walk in wardrobe and en-suite on the first floor.

There is double glazing and oil heating throughout.

The beautiful garden is laid to lawn with planted borders, raised beds, mature trees and woodland providing an array of colour. Summer house. Timber shed. Wood stores. The large double garage benefits from having a room above with sink and electric heating.

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





# Key property features

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- ✓ Executive Detached Family Villa
- ✓ Living Room with Stove and Doors to the garden
- ✓ Open plan Kitchen/Dining/Sitting Room
- ✓ 4/5 Double Bedrooms
- ✓ Bathroom, WC and 2 En-suite Shower Rooms
- ✓ Utility room and excellent storage
- ✓ Walk In Wardrobe and Dressing Room
- ✓ Lovely Scenic Views
- ✓ Magnificent Landscaped Garden and Summer House
- ✓ Double Garage with Room above











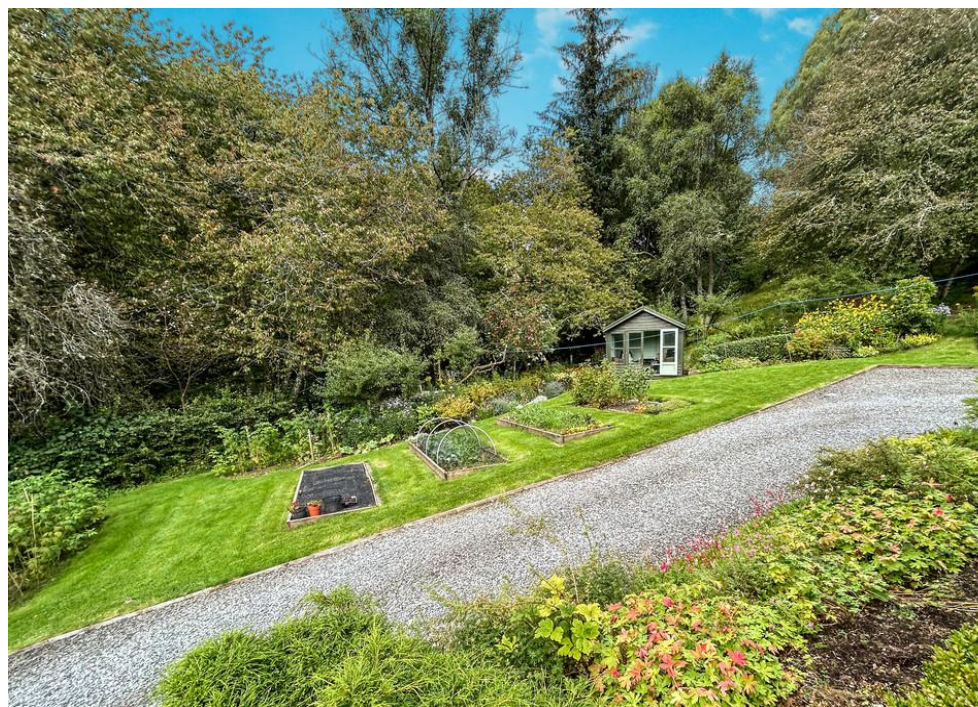
















# Have a property to sell?

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



## NEXTHOME

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# Floorplans

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# Property Room Sizes

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## **PORCH**

5' 7" x 4' 11" (1.7m x 1.5m)

## **HALL**

## **KITCHEN/DINING ROOM/SITTING ROOM**

30' 5" x 15' 0" (9.27m x 4.57m)

## **LIVING ROOM**

21' 1" x 14' 6" (6.43m x 4.42m)

## **UTILITY ROOM**

9' 9" x 8' 6" (2.97m x 2.59m)

## **BEDROOM 5/DINING ROOM**

14' 11" x 10' 2" (4.55m x 3.1m)

## **WC**

7' 4" x 4' 1" (2.24m x 1.24m)

## **PRINCIPAL BEDROOM**

14' 6" x 14' 4" (4.42m x 4.37m)

## **EN-SUITE**

7' 0" x 6' 5" (2.13m x 1.96m)

## **DRESSING ROOM**

7' 5" x 7' 0" (2.26m x 2.13m)

## **BEDROOM**

14' 11" x 10' 4" (4.55m x 3.15m)

## **BEDROOM**

10' 4" x 14' 11" (3.15m x 4.55m)

## **GUEST BEDROOM**

14' 10" x 11' 8" (4.52m x 3.56m)

## **EN-SUITE**

7' 1" x 5' 10" (2.16m x 1.78m)

## **WALK IN WARDROBE**

5' 11" x 5' 1" (1.8m x 1.55m)

## **BATHROOM**

9' 0" x 6' 10" (2.74m x 2.08m)

## **GARAGE**

22' 5" x 22' 5" (6.83m x 6.83m)

## **GARAGE ROOM**

21' 9" x 17' 2" (6.63m x 5.23m)

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](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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