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Leading Perthshire Estate Agency

7 James Place, Pitlochry, PH16 5EY

Offers Over £155,000


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ESTATE & LETTING AGENTS

Buying with Next Home

7 James Place, Pitlochry, PH16 5EY

Many thanks for your interest with 7 James Place, Pitlochry, PH16 5EY.

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

Situated within a peaceful residential area of the highly desirable Perthshire town of Pitlochry, 7 James Place enjoys a convenient location close to an excellent range of local amenities. The town centre is within easy reach and offers a variety of independent shops, supermarkets, cafés, restaurants and everyday services, catering for all daily needs.

Pitlochry is renowned for its stunning Highland scenery and outdoor lifestyle, with an abundance of walking, cycling and recreational opportunities nearby. Popular attractions including Loch Faskally, Ben Vrackie, the River Tummel and the renowned Pitlochry Festival Theatre are all easily accessible. The town also benefits from excellent transport links, including a railway station with regular services to Perth, Edinburgh, Glasgow and Inverness, as well as convenient road connections via the A9.

Combining the charm of a vibrant Highland community with outstanding natural surroundings, Pitlochry remains one of Scotland's most sought



Property Summary

This attractive first floor apartment offers spacious and well-maintained accommodation throughout, making it an ideal purchase for first-time buyers, downsizers or investors alike.

Accessed via a secure door entry system, the property opens into a welcoming hallway which provides access to all accommodation and a large attic space, offering excellent additional storage.

The bright and spacious lounge benefits from dual aspect windows, allowing an abundance of natural light to flood the room.

The modern kitchen has been tastefully decorated and is fitted with a range of wall and base units, complemented by a practical breakfast bar, creating an ideal space for both everyday living and entertaining. There are two generous double bedrooms, each benefitting from built-in storage, while a well-appointed three-piece bathroom suite completes the accommodation.

Externally, the property enjoys allocated parking and a private garden area with a useful shed. Further benefits include recently installed double glazing and modern electric heating, enhancing both comfort and energy efficiency.



Key property features

- ✓ 2 double bedrooms
- ✓ Allocated parking
- ✓ New double glazing
- ✓ Popular residential area
- ✓ Small garden to the rear
- ✓ Secure door entry system
- ✓ New electric heating
- ✓ Private large attic space
- ✓ Close to local amenities
- ✓ Well-presented









An aerial photograph of a residential neighborhood, showing rows of houses with red brick walls and grey roofs. The image is overlaid with a semi-transparent blue filter. The houses are arranged in a grid-like pattern, with some featuring gardens and driveways. The overall scene is a typical suburban housing estate.

Have a property to sell?

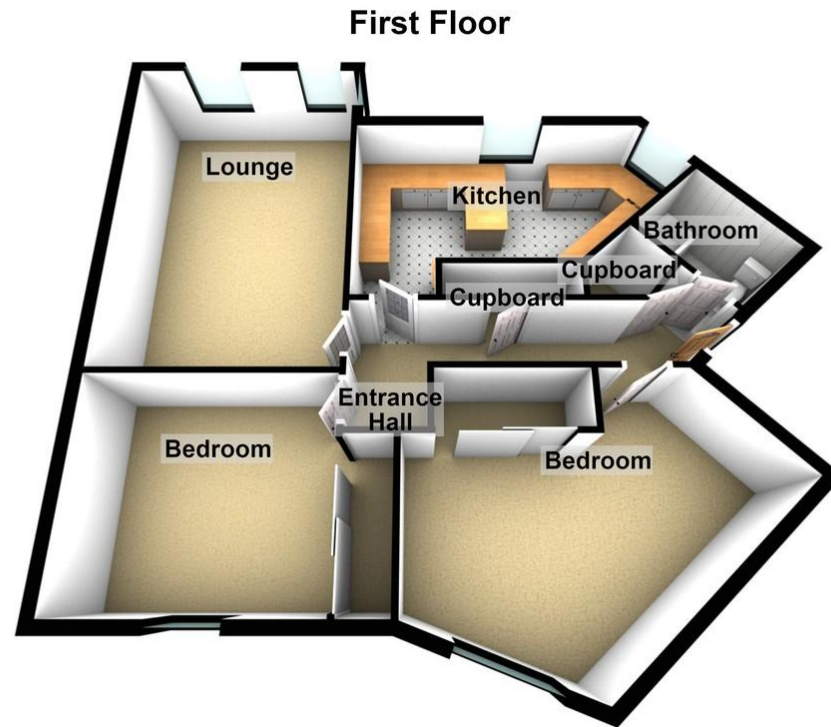
An expert from our local branch will provide you with the most accurate valuation.



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Floorplans





Property Room Sizes

ENTRANCE HALL

16' 2" x 5' 11" (4.93m x 1.8m)

LOUNGE

17' 1" x 11' 11" (5.21m x 3.63m)

KITCHEN/BREAKFAST ROOM

16' 9" x 10' 5" (5.11m x 3.18m)

BEDROOM

14' 11" x 14' 9" (4.55m x 4.5m)

BEDROOM

11' 4" x 11' 2" (3.45m x 3.4m)

BATHROOM

6' 10" x 6' 2" (2.08m x 1.88m)

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.



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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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