

# Buy your next home with Next Home

Leading Perthshire Estate Agency

1 The Square, Blair Atholl, Pitlochry, PH18 5TQ

Offers Over £145,000

**NEXTHOME**  
ESTATE & LETTING AGENTS

# Buying with Next Home

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1 The Square, Blair Atholl, Pitlochry, PH18 5TQ

Many thanks for your interest with 1 The Square, Blair Atholl, Pitlochry, PH18 5TQ.

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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Blair Atholl is a picturesque Highland village situated at the gateway to the Cairngorms National Park. Known for its stunning scenery, historic Blair Castle, and tranquil riverside setting, it offers a true taste of Highland living.

The village has a strong community feel with a local shop, cafés, and primary school, while nearby Pitlochry provides further amenities. Outdoor enthusiasts will love the abundance of walking, cycling, and fishing opportunities, as well as easy access to Munros and forest trails. Blair Atholl has a mainline railway station with direct services to Perth, Inverness, and Edinburgh, making it well-connected despite its peaceful rural setting.

The area offers a mix of traditional cottages, stone villas, and country homes, appealing to those seeking a quiet, scenic lifestyle.



# Property Summary

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Next Home are delighted to bring to the market this well-presented 1-bedroom end-terraced bungalow situated in the picturesque village of Blair Atholl.

This property will appeal to a range of buyers with its convenient location to the train station, countryside walks on its doorstep and sought after location.

An entrance hall gives access to all accommodation and has a built-in cupboard. The lounge is bright and spacious with ample room for a range of free-standing furniture and benefits from lovely countryside views.

The kitchen is located to the rear of the property and has built in wardrobes and access to the rear garden.

There is a good-sized double bedroom with built in wardrobes and a wet room completes the property.

The rear garden is fully enclosed with timber fencing with an easy to maintain lawn and a timber shed. On-street parking can be found to the front of the property. Double glazing and electric heating throughout.



# Key property features

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- ✓ Ideal for first time buyers
- ✓ Ideal investment
- ✓ Lovely views
- ✓ Close to all local amenities
- ✓ Ideal for the commuter
- ✓ Electric heating
- ✓ Well-presented
- ✓ Private rear parking
- ✓ Ample on street parking
- ✓ Rare to the market









# Have a property to sell?

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



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# Floorplans

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# Property Room sizes

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## HALL

## LOUNGE

*14' 2" x 13' 7" (4.32m x 4.14m)*

## KITCHEN

*11' 2" x 7' 2" (3.4m x 2.18m)*

## BEDROOM

*11' 1" x 10' 9" (3.38m x 3.28m)*

## WET ROOM

*6' 4" x 5' 0" (1.93m x 1.52m)*

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.



# NEXTHOME

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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](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)

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