



Greenlea, St. Andrews Crescent, Bridge Of Tilt, Pitlochry, PH18

£199,950

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NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

Greenlea, St. Andrews Crescent, Bridge Of Tilt,
Pitlochry, PH18 5TA

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About the Area

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

This beautifully presented two bedroom detached bungalow enjoys a peaceful position within the village of Blair Atholl. Offering bright accommodation, off-street parking and attractive gardens, this lovely home would be ideally suited to those seeking comfortable living on one level.

The accommodation begins with an entrance vestibule leading into the welcoming hallway, which benefits from a useful storage cupboard. The spacious lounge features a large picture window, allowing natural light to fill the room, while a wood burning stove creates a cosy focal point.

The dining kitchen enjoys dual aspect windows and provides space for everyday dining, with a door giving direct access to the rear garden. Appliances include two ovens, a dishwasher, washing machine.

The main bedroom is a well-proportioned double with a wardrobe, while the second bedroom offers flexibility for use as a separate dining room, guest bedroom or home office. A shower room with a white suite and useful cupboard completes the accommodation.

Double glazing and electric heating are installed throughout.

Externally, the gardens extend to the front and rear and are predominantly laid to lawn, complemented by mature borders. A decking area provides an ideal spot for outdoor seating, dining and relaxing. There is also large timber shed included in the sale.

The driveway provides off-street parking, with a further area alongside offering potential for a garage, subject to any necessary consents.



Key property features

- ✓ 2 bedrooms
- ✓ Chain free
- ✓ Ideal for a first-time buyer
- ✓ Popular residential area
- ✓ Well presented
- ✓ Close to local amenities
- ✓ Modern electric heating
- ✓ Great walks nearby
- ✓ Off-street parking
- ✓ Private garden











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the most accurate valuation.



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Floorplans





Property Room Sizes

VESTIBULE

4' 2" x 3' 7" (1.27m x 1.09m)

HALL

10' 7" x 7' 11" (3.23m x 2.41m)

LOUNGE

12' 2" x 11' 1" (3.71m x 3.38m)

DINING KITCHEN

12' 7" x 10' 3" (3.84m x 3.12m)

BEDROOM

12' 3" x 11' 6" (3.73m x 3.51m)

BEDROOM

11' 6" x 10' 8" (3.51m x 3.25m)

SHOWER ROOM

8' 2" x 5' 9" (2.49m x 1.75m)

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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41 - 43 Allan Street, Blairgowrie..... 01250 39 80 02

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1a James Square, Crieff.....01764 65 00 44

211 High Street, Auchterarder.....01764 66 36 66

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