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Leading Perthshire Estate Agency

73 Atholl Road, Pitlochry, PH16 5BL

Offers Over £240,000

NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

73 Atholl Road, Pitlochry, PH16 5BL

Many thanks for your interest with 73 Atholl Road, Pitlochry, PH16 5BL.

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.

Next Home your number 1 choice for property sales



FREE Valuations



We're open 7 days a
week until 9pm



Registered Buyers



No obligation
mortgage advice



Conveyancing
Quotations



First Time Buyer
with No Deposit



Next Home's
Buying Guide



Next Home
Open Days

About the Area

Pitlochry is a picturesque Highland town renowned for its stunning scenery, welcoming community, and vibrant tourist appeal. Surrounded by mountains, lochs, and forests, it offers endless opportunities for walking, cycling, fishing, and outdoor pursuits.

The town itself boasts a variety of independent shops, cafés, restaurants, and cultural attractions, including the famous Pitlochry Festival Theatre and two whisky distilleries. Excellent transport links include a mainline railway station with services to Inverness, Perth, and Edinburgh, making Pitlochry ideal for both residents and visitors.

A mix of traditional stone villas, cottages, and modern homes makes it a highly desirable place to live.





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Property Summary

Next Home are delighted to bring to the market this stunning and uniquely designed property which is finished to a high standard throughout, combining character features with stylish modern living in the heart of Pitlochry.

The accommodation is entered via a vestibule which leads into a lower hall, providing access to a shower room and a useful utility room. From here, the property opens into an impressive dining hall featuring a vaulted ceiling, exposed beams and Velux windows that flood the space with natural light, creating a wonderful sense of character and openness. A double bedroom with built-in wardrobes is located off this area.

To the front of the property, there is a spacious lounge with dual aspect windows overlooking Pitlochry High Street, allowing for excellent natural light and attractive outlooks. The lounge leads through to a modern and tastefully finished galley-style kitchen.

A further inner hall gives access to an additional shower room and a second double bedroom, also benefitting from built-in wardrobes.

Externally, the property enjoys a private and easy-to-maintain garden along with a fantastic garden room complete with double glazing, insulation and power—ideal for use as a home office, studio or hobby room.

An added bonus is the rare benefit of off-street parking for two vehicles to the rear of the property.

The property further benefits from electric heating and double glazing throughout and can be available fully furnished by separate negotiation.

A truly distinctive home in a prime Pitlochry location, early viewing is highly recommended.



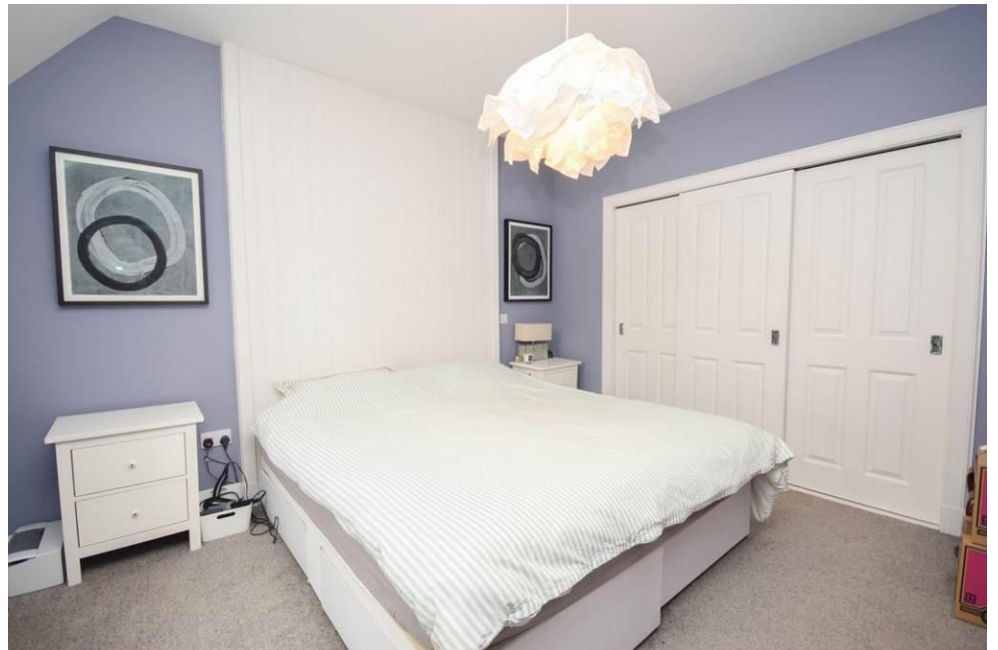
Key property features

- ✓ 2 double bedrooms
- ✓ Immaculately presented
- ✓ Prime high street location
- ✓ Garden room
- ✓ Off-street parking
- ✓ 2 shower rooms
- ✓ Utility room
- ✓ 2 reception rooms
- ✓ Good storage
- ✓ Private garden















Have a property to sell?

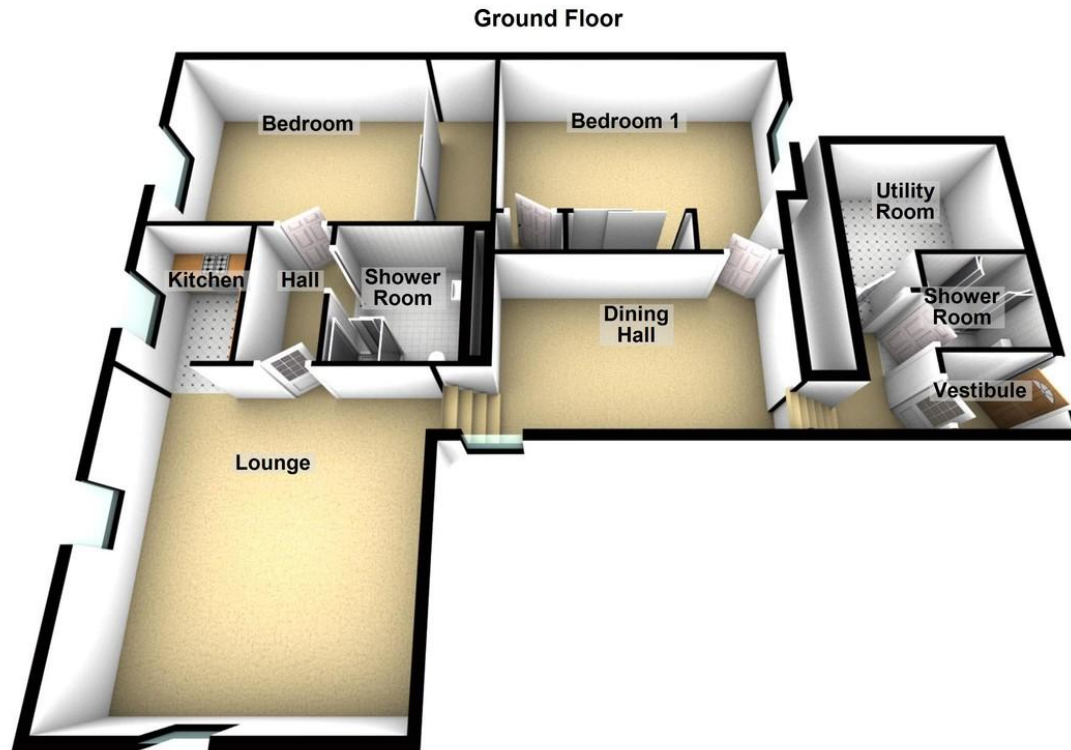
An expert from our local branch will provide you with the most accurate valuation.



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Floorplans



Property Room Sizes

VESTIBULE

5' 11" x 3' 3" (1.81m x 1.72m)

DINING HALL

14' 6" x 10' 6" (4.42m x 3.22m)

LOUNGE

16' 5" x 16' 3" (5.02m x 4.96m)

KITCHEN

10' 11" x 7' 5" (3.33m x 2.28m)

BEDROOM

16' 6" x 12' 4" (5.05m x 3.76m)

BEDROOM

12' 2" x 11' 1" (3.73m x 3.40m)

SHOWER ROOM

7' 5" x 5' 1" (2.28m x 1.55m)

SHOWER ROOM

6' 7" x 5' 3" (2.03m x 1.61m)

UTILITY ROOM

9' 8" x 9' 3" (2.97m x 2.83m)

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

The only Perthshire estate agent available 7 days until 9pm

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