

# Buy your next home with Next Home

Leading Perthshire Estate Agency

7 Lagreach Brae, Pitlochry, PH16 5QQ

Offers Over £325,000

  
**NEXTHOME**  
ESTATE & LETTING AGENTS

# Buying with Next Home

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7 Lagreach Brae, Pitlochry, PH16 5QQ

Many thanks for your interest with 7 Lagreach Brae, Pitlochry, PH16 5QQ.

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

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Pitlochry is set in the heart of the beautiful Perthshire countryside and is served by a wide range of local facilities and amenities including shopping, banking, professional offices, doctor's surgery and a community hospital.

The town remains a popular holiday destination and attractions include the fish ladder, Pitlochry festival theatre and the nearby Blair castle.

The town is bypassed by the A9 trunk route providing easy access to the North and South.





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# Property Summary

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Next Home Estate Agents are delighted to present this well-maintained and beautifully presented two bedroom link-detached bungalow, situated within a peaceful and highly desirable residential development in Pitlochry. Offering comfortable accommodation on one level, this attractive home is ideally suited to downsizers, retirees or those seeking an easily managed property within walking distance of local amenities and picturesque countryside.

The accommodation begins with a welcoming entrance porch leading into a central hallway, which also provides access to the loft space. The bright and spacious living room enjoys an abundance of natural light and features patio doors opening directly onto the rear garden, creating a seamless connection between indoor and outdoor living.

The fitted kitchen is both practical and well-equipped, offering a range of integrated and freestanding appliances including an oven, hob, washing machine, dishwasher and fridge freezer, allowing the property to be enjoyed from day one. There are two generous double bedrooms, both benefiting from built-in mirrored wardrobes providing excellent storage, while the modern bathroom is particularly impressive, featuring both a separate walk-in shower and a luxurious double-ended bath.

Externally, the property enjoys a beautifully maintained rear garden laid mainly to lawn with mature planting and attractive seating areas, creating a peaceful space for relaxation and entertaining. The garden also provides access to the integral garage, while a private driveway offers additional off-street parking.

The location is a particular highlight, with easy access to a picturesque riverside walk and just a short stroll from the centre of Pitlochry, where an excellent selection of shops, cafés, restaurants and local services can be found. Combining spacious accommodation, attractive gardens and a sought-after setting, this charming bungalow offers an excellent opportunity to enjoy comfortable single-level living in one of Perthshire's most desirable towns. Early viewing is highly recommended.



# Key property features

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- ✓ 2 Double bedrooms with built in storage
- ✓ Immaculately presented
- ✓ Walk in condition
- ✓ Spacious accommodation throughout
- ✓ Established mature garden
- ✓ Garage
- ✓ Gas central heating and double glazing
- ✓ Rare to market
- ✓ Sought after location
- ✓ Close to local amenities













# 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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## **ENTRANCE HALL**

*4' 4" x 3' 10" (1.33m x 1.18m)*

## **HALL**

*4' 4" x 20' 1" (1.33m x 6.13m)*

## **KITCHEN/DINER**

*10' 1" x 13' 4" (3.08m x 4.08m)*

## **LOUNGE**

*15' 11" x 16' 6" (4.86m x 5.03m)*

## **BEDROOM 1**

*10' 5" x 12' 6" (3.18m x 3.83m)*

## **BEDROOM 2**

*9' 1" x 10' 6" (2.79m x 3.21m)*

## **BATHROOM**

*10' 5" x 7' 1" (3.18m x 2.18m)*

## **GARAGE**

*9' 6" x 18' 4" (2.9m x 5.6m)*

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](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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