

Buy your next home with Next Home

Leading Perthshire Estate Agency

Revoan, Knockard Road, Pitlochry, PH16 5HJ

Offers Over £475,000

■■■■
NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

Revoan, Knockard Road, Pitlochry, PH16 5HJ

Many thanks for your interest with Revoan, Knockard Road, Pitlochry, PH16 5HJ.

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

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.



Property Summary

A rare opportunity to acquire this deceptively spacious detached bungalow, occupying a very generous plot which has further development potential (subject to obtaining the necessary planning permissions) and enjoying magnificent views across the surrounding Highland countryside.

The well-proportioned accommodation comprises an entrance vestibule leading to a welcoming hallway with three useful storage cupboards. The bright and spacious lounge features a gas fire and picture windows overlooking the beautifully landscaped gardens. The dining room benefits from sliding doors opening into the conservatory, which enjoys a lovely outlook over the grounds and beyond.

The kitchen is situated to the rear of the property, with the adjoining utility porch providing direct access to the garden.

There are three well-proportioned bedrooms, all benefiting from fitted wardrobes, together with a large family bathroom featuring a four-piece suite. Further benefits include gas central heating and double glazing.

The extensive private garden grounds are a particular feature of the property, having been beautifully landscaped and comprising areas of lawn, mature trees, established shrubs, patio, greenhouse and solar panels. A driveway provides ample parking and leads to a detached garage, together with two useful external stores.

Having been cherished by the same family for many years, this wonderful property offers a rare combination of generous accommodation, extensive grounds and stunning countryside views.

Early viewing is highly recommended to fully appreciate the space, setting and potential this exceptional property has to offer.



Key property features

- ✓ Detached bungalow
- ✓ Large mature, landscaped garden grounds
- ✓ Quiet yet close to the town centre
- ✓ Magnificent views
- ✓ Bright lounge
- ✓ Dining room & Conservatory
- ✓ Kitchen & Rear porch
- ✓ 3 Bedrooms & Bathroom
- ✓ Double glazing and Gas central heating
- ✓ Garage, driveway & Solar Panels



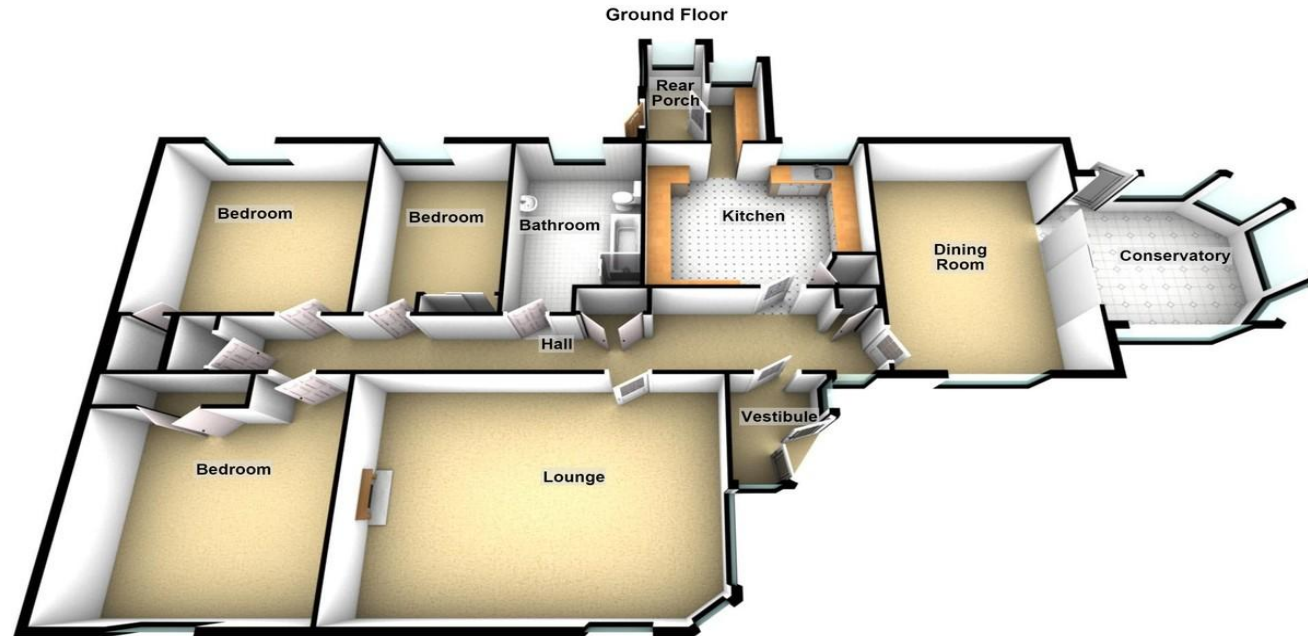








Floorplans



Property Room Sizes

VESTIBULE

4' 11" x 4' 10" (1.5m x 1.47m)

HALL

30' 0" x 5' 11" (9.14m x 1.8m)

LOUNGE

15' 7" x 13' 11" (4.75m x 4.24m)

DINING ROOM

15' 10" x 11' 9" (4.83m x 3.58m)

CONSERVATORY

12' 5" x 9' 6" (3.78m x 2.9m)

KITCHEN

12' 5" x 9' 6" (3.78m x 2.9m)

REAR PORCH

6' 0" x 3' 10" (1.83m x 1.17m)

BEDROOM

11' 11" x 7' 11" (3.63m x 2.41m)

BEDROOM

15' 9" x 8' 10" (4.8m x 2.69m)

BEDROOM

11' 5" x 8' 11" (3.48m x 2.72m)

BATHROOM

11' 9" x 5' 9" (3.58m 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.



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

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.

Registered Office Argyll House, Quarrywood Court, Livingston, West Lothian EH54 6AX. Registered in Scotland No. SC264812. NEXTHOME (Scotland) Ltd is an appointed representative of Kinggate Law Limited, which is authorised and regulated by the Financial Conduct Authority for advising on and arranging mortgages and insurance, broking and debt counselling of consumer credit agreements.



Next Home are proud to be members of the Property Ombudsman Scheme