



Leading Perthshire Estate Agency

8 Kenaclacher Steading, Bridge of Gaur, Rannoch, Pitlochry,

Offers Over £220,000

**NEXTHOME**  
ESTATE & LETTING AGENTS

# Buying with Next Home

---

8 Kenadacher Steading, Bridge of Gaur, Rannoch,  
Pitlochry, PH17 2QD

Many thanks for your interest with 8 Kenadacher Steading, Bridge of Gaur, Rannoch, Pitlochry, PH17 2QD.

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

---

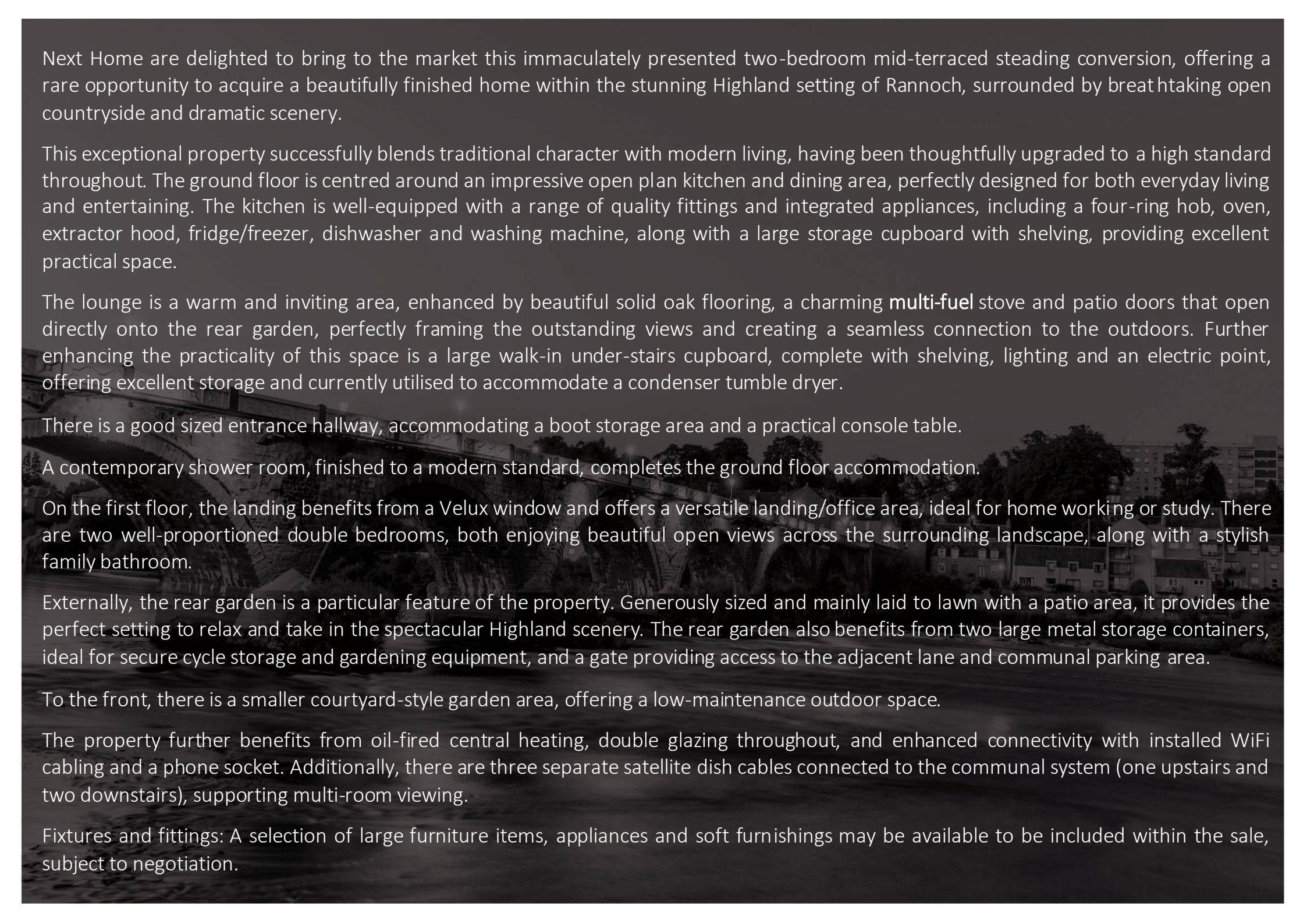
Bridge of Gaur is a small and picturesque rural hamlet set in the heart of Highland Perthshire, near Rannoch.

Surrounded by breathtaking scenery, the area is renowned for its unspoiled landscapes, with rolling hills, lochs and open moorland creating a truly tranquil setting. It offers an exceptional lifestyle for those seeking peace, privacy and a close connection to nature, with opportunities for walking, fishing, cycling and wildlife watching right on the doorstep.

Despite its secluded feel, the area is accessible via scenic routes linking to Aberfeldy and Pitlochry, where a wider range of amenities can be found. Nearby Rannoch Station also provides rail connections, including links to Glasgow.

Bridge of Gaur is ideal for those looking to escape the hustle and bustle and enjoy a slower pace of life in one of Scotland's most beautiful and remote locations.





Next Home are delighted to bring to the market this immaculately presented two-bedroom mid-terraced steading conversion, offering a rare opportunity to acquire a beautifully finished home within the stunning Highland setting of Rannoch, surrounded by breathtaking open countryside and dramatic scenery.

This exceptional property successfully blends traditional character with modern living, having been thoughtfully upgraded to a high standard throughout. The ground floor is centred around an impressive open plan kitchen and dining area, perfectly designed for both everyday living and entertaining. The kitchen is well-equipped with a range of quality fittings and integrated appliances, including a four-ring hob, oven, extractor hood, fridge/freezer, dishwasher and washing machine, along with a large storage cupboard with shelving, providing excellent practical space.

The lounge is a warm and inviting area, enhanced by beautiful solid oak flooring, a charming **multi-fuel** stove and patio doors that open directly onto the rear garden, perfectly framing the outstanding views and creating a seamless connection to the outdoors. Further enhancing the practicality of this space is a large walk-in under-stairs cupboard, complete with shelving, lighting and an electric point, offering excellent storage and currently utilised to accommodate a condenser tumble dryer.

There is a good sized entrance hallway, accommodating a boot storage area and a practical console table.

A contemporary shower room, finished to a modern standard, completes the ground floor accommodation.

On the first floor, the landing benefits from a Velux window and offers a versatile landing/office area, ideal for home working or study. There are two well-proportioned double bedrooms, both enjoying beautiful open views across the surrounding landscape, along with a stylish family bathroom.

Externally, the rear garden is a particular feature of the property. Generously sized and mainly laid to lawn with a patio area, it provides the perfect setting to relax and take in the spectacular Highland scenery. The rear garden also benefits from two large metal storage containers, ideal for secure cycle storage and gardening equipment, and a gate providing access to the adjacent lane and communal parking area.

To the front, there is a smaller courtyard-style garden area, offering a low-maintenance outdoor space.

The property further benefits from oil-fired central heating, double glazing throughout, and enhanced connectivity with installed WiFi cabling and a phone socket. Additionally, there are three separate satellite dish cables connected to the communal system (one upstairs and two downstairs), supporting multi-room viewing.

Fixtures and fittings: A selection of large furniture items, appliances and soft furnishings may be available to be included within the sale, subject to negotiation.



# Key property features

---

- ✓ Rare to the market
- ✓ Stunning location
- ✓ Immaculately presented
- ✓ Good sized garden
- ✓ Spacious rooms throughout
- ✓ Wood-burning stove
- ✓ Lovely communal courtyard
- ✓ Ample parking
- ✓ Stunning views













Next Home - 8 Kenadacher Steading, Bridge of Gaur, Rannoch, Pitlochry, PH17 2QD

An aerial photograph of a residential neighborhood, showing rows of houses with red brick walls and grey roofs. The image is overlaid with a semi-transparent blue filter. The houses are arranged in a grid-like pattern, with some featuring rear gardens and garages. The overall scene is a typical suburban housing estate.

# Have a property to sell?

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

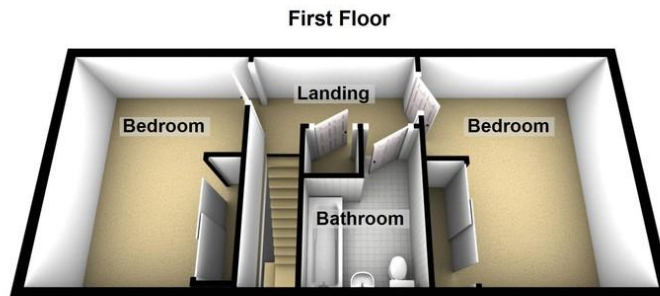
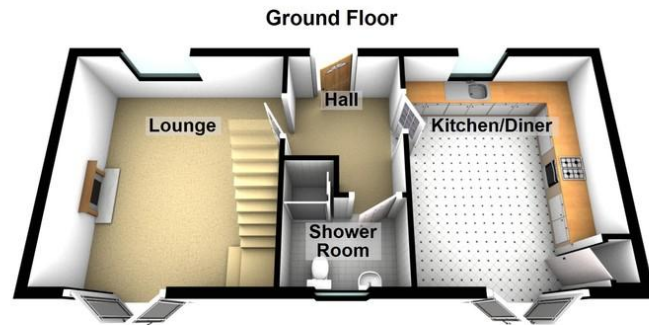


**NEXTHOME**

ESTATE & LETTING AGENTS

# Floorplans

---





# Property Room Sizes

---

## HALL

## LOUNGE

*15' 3" x 14' 11" (4.65m x 4.55m)*

## KITCHEN/DINER

*14' 11" x 11' 4" (4.55m x 3.45m)*

## SHOWER ROOM

*6' x 6' (1.83m x 1.83m)*

## LANDING

*9' 6" x 5' 8" (2.9m x 1.73m)*

## BEDROOM

*14' 9" x 11' 7" (4.5m x 3.53m)*

## BEDROOM

*14' 9" x 11' 4" (4.5m x 3.45m)*

## BATHROOM

*7' 5" x 6' (2.26m x 1.83m)*

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.



# NEXTHOME

ESTATE & LETTING AGENTS

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)

*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