

# Buy your next home with Next Home

Leading Perthshire Estate Agency

8 Lettoch Place, Pitlochry, PH16 5BB

Offers Over £340,000

  
**NEXTHOME**  
ESTATE & LETTING AGENTS

# Buying with Next Home

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8 Lettoch Place, Pitlochry, PH16 5BB

Many thanks for your interest with 8 Lettoch Place, Pitlochry, PH16 5BB.

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 reknown 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 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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Visit [www.nexthomeonline.com/buying](http://www.nexthomeonline.com/buying)

# Property Summary

We are delighted to bring to the market this this beautifully presented three-bedroom semi-detached bungalow which offers a wonderful combination of comfort, charm, and modern living.

Designed with ease of living and entertaining in mind, the property provides generous open-plan spaces, tasteful finishes, and a warm, inviting atmosphere throughout.

The home opens with a welcoming entrance hall, leading into a bright and spacious lounge. This sociable space enjoys a natural flow through the home, filled with light and offering a relaxed setting for both everyday living and gatherings with family or friends.

To the rear, the open-plan kitchen and dining area forms the heart of the home. A striking vaulted ceiling enhances the sense of space, while the wood-burning stove creates a cosy focal point — perfect for relaxed meals or quiet evenings by the fire. Patio doors open directly to the rear garden, extending the living space outdoors and filling the room with natural light throughout the day.

The accommodation includes three generous double bedrooms, each offering excellent space and versatility for family life or home working. A modern family bathroom and a practical utility room complete the layout, providing everyday convenience and functionality.

Externally, the property benefits from off-street parking for two vehicles to the front. To the rear lies a large, landscaped tiered garden, featuring a good-sized patio area that enjoys lovely open views — an ideal setting for outdoor dining or relaxation. Steps lead down through lawns and planted areas, creating a peaceful and private outdoor space, complemented by two useful garden sheds for storage.



# Key property features

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- ✓ Ideal family home
- ✓ Large garden
- ✓ Popular residential area
- ✓ Close to local amenities
- ✓ Immaculately presented
- ✓ 3 double bedrooms
- ✓ 2 woodburning stoves
- ✓ Off-street parking
- ✓ Gas central heating
- ✓ Modern kitchen







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# Have a property to sell?

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

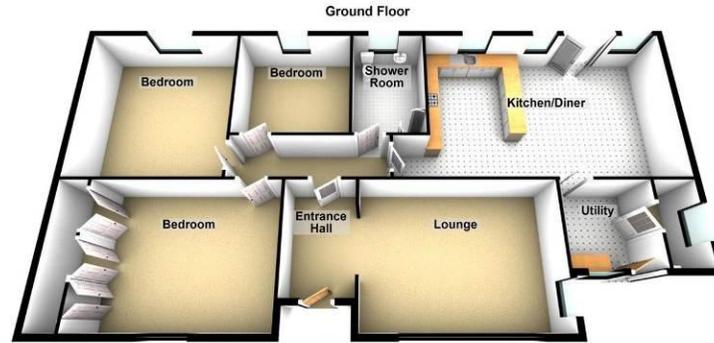


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# Floorplans

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# Property Room sizes

## HALLWAY

10' 2" x 5' 10" (3.10m x 1.79m)

## LOUNGE

15' 2" x 13' 0" (4.64m x 3.97m)

## KITCHEN/DINER

22' 3" x 12' 1" (6.80m x 3.70m)

## UTILITY ROOM

6' 11" x 6' 2" (2.13m x 1.88m)

## BEDROOM

13' 2" x 12' 7" (4.02m x 3.85m)

## BEDROOM

12' 9" x 10' 5" (3.90m x 3.19m)

## BEDROOM

9' 4" x 8' 9" (2.87m x 2.69m)

## SHOWER ROOM

8' 9" x 5' 7" (2.69m x 1.71m)

## W/C

6' 2" x 2' 7" (1.88m x 0.80m)

## INNER HALL

13' 1" x 3' 7" (4m x 1.10m)

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)

*The only Perthshire estate agent available 7 days until 9pm*

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