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Leading Perthshire Estate Agency

Ar Taigh, Old Struan, Calvine, Pitlochry, PH18 5UD

Offers Over £350,000

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NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

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Many thanks for your interest with Ar Taigh, Old Struan, Calvine, Pitlochry, PH18 5UD.

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

Nestled in the peaceful hamlet of Old Struan, near Calvine, this property enjoys a picturesque Highland setting in the heart of Perthshire.

Surrounded by spectacular countryside, it offers outstanding opportunities for walking, cycling, fishing and other outdoor pursuits, while providing convenient access to the A9 for travel north and south. There is a bus stop at the road end.

Blair Atholl, approximately 5 miles away, offers local amenities, the historic Blair Castle and a railway station, while Pitlochry, around 12 miles away, provides an excellent range of shops, cafés, restaurants, schools, leisure facilities and essential services. Pitlochry also has a railway station on the Highland Main Line with regular services to Perth, Edinburgh, Glasgow, Inverness and London.

Perth is around 30 minutes by car, with Edinburgh and Glasgow both reachable in under two hours. Frequent all-electric Ember coach services are also available from nearby Calvine.

The surrounding woodland, rivers and hills are rich in native wildlife, with regular sightings of red squirrels, mountain hares, deer, buzzards, sparrowhawks and great spotted woodpeckers, creating an ever-changing natural backdrop throughout the seasons.

The area is also well served by a comprehensive range of healthcare facilities in Pitlochry, including a medical centre, community hospital, dental and optical practices, and a local pharmacy, providing reassurance that essential services are close at hand. A new Tesco store is underway and due to complete by the year end.

Early viewing is highly recommended to appreciate the accommodation on offer.



Property Summary

A beautifully designed contemporary villa set within a peaceful and private setting, enjoying stunning open views across the surrounding countryside. There are beautifully landscaped gardens, where over 40 species of birds have been recorded, offering a true haven for wildlife and those seeking a tranquil lifestyle.

Designed for modern living, the bright and spacious open-plan accommodation is centred around a recently installed bespoke kitchen by Perth Kitchen Centre, complete with a range of quality integrated appliances. The kitchen flows seamlessly into the dining and living areas, where a multi-fuel stove creates a warm and welcoming focal point.

The villa offers three generous double bedrooms, including a principal bedroom with en-suite shower room, together with a stylish family bathroom. A dedicated dressing room with fitted Sharps wardrobes provides excellent storage and a generous loft offers potential for conversion into additional accommodation, subject to the necessary consents.

Further benefits include a garage with power, lighting and plumbing, providing excellent workshop or hobby space.

Combining contemporary design, quality finishes and an idyllic rural setting with spectacular views, this is an exceptional home offering comfort, privacy and an outstanding Highland lifestyle.

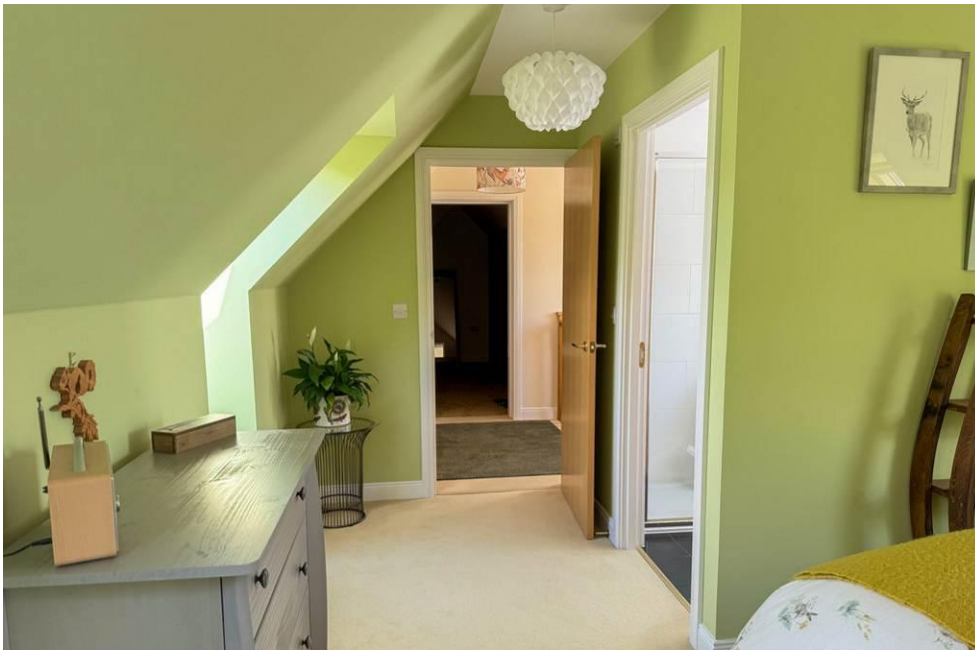


Key property features

- ✓ Magnificent Views & Tranquil location
- ✓ Excellent condition throughout
- ✓ Beautiful Garden grounds
- ✓ Superfast broadband
- ✓ Underfloor heating
- ✓ Open plan living space
- ✓ 3 Double bedrooms & walk in dressing room
- ✓ En-suite and Bathroom
- ✓ 'Easee' electric car charger
- ✓ Close to fishing, cycle routes, scenic walks and a range of amenities



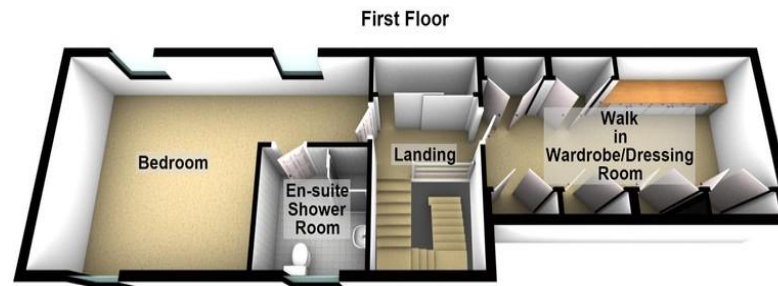
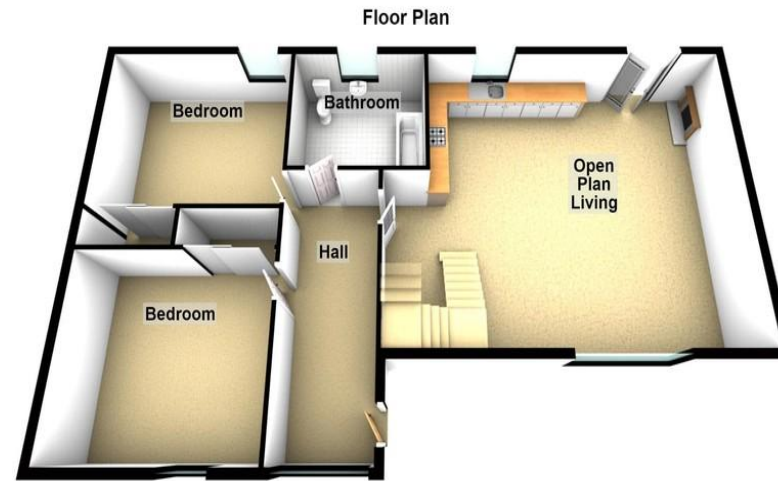








Floorplans



Property Room Sizes

HALL

15' 0" x 4' 8" (4.57m x 1.42m)

OPEN PLAN LIVING

21' 7" x 17' 0" (6.58m x 5.18m)

BATHROOM

6' 5" x 6' 5" (1.96m x 1.96m)

BEDROOM

16' 7" x 12' 9" (5.05m x 3.89m)

EN-SUITE

BEDROOM

12' 0" x 10' 3" (3.66m x 3.12m)

BEDROOM

12' 0" x 8' 6" (3.66m x 2.59m)

WALK IN WARDROBE/DRESSING ROOM

13' 11" x 6' 8" (4.24m x 2.03m)

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

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