



6 Knockard Crescent, Pitlochry, PH16 5JG

Offers Over £290,000

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NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

6 Knockard Crescent, Pitlochry, PH16 5JG

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No obligation
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First Time Buyer
with No Deposit



Next Home's
Buying Guide



Next Home
Open Days

About the Area

Pitlochry is one of Perthshire's most sought-after towns, renowned for its stunning Highland scenery, welcoming community and excellent range of amenities. The town offers an array of independent shops, cafés, restaurants and leisure facilities, along with a supermarket, medical centre and primary school.

Well known for the Pitlochry Festival Theatre, salmon ladder and nearby golf course, the area provides an exceptional lifestyle with an abundance of outdoor pursuits including walking, cycling, fishing and hillwalking. Excellent transport links are available via the A9, providing convenient access to Perth, Inverness and beyond, while Pitlochry railway station offers regular rail services to Scotland's major cities.

Combining natural beauty with everyday convenience, Pitlochry is an ideal location for families, professionals and those seeking a peaceful Highland lifestyle.





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Property Summary

Situated within a quiet and highly sought-after cul-de-sac in the picturesque town of Pitlochry, this beautifully presented three-bedroom detached bungalow offers spacious, well-appointed accommodation, modern interiors and attractive open views, making it an ideal home for a wide range of buyers.

The accommodation comprises a welcoming entrance hall with a convenient WC and access to the floored attic, providing excellent additional storage. The bright and generously proportioned lounge enjoys lovely views, creating a comfortable and inviting living space. The modern shaker-style kitchen is fitted with a range of contemporary wall and base units and provides direct access to the enclosed rear garden via a side door.

There are two spacious double bedrooms, both benefiting from built-in wardrobes, together with a versatile single bedroom, ideal as a child's bedroom, home office or hobby room. The principal bedroom enjoys direct access to the stylish Jack and Jill shower room, creating a practical en-suite arrangement, while the contemporary shower room is also accessible from the hallway.

The property further benefits from gas central heating and double glazing throughout.

To the front of the property, a generous driveway provides off-street parking for several vehicles and leads to a detached single garage with an electric door, offering excellent storage or workshop space. The enclosed garden is predominantly laid to lawn with attractive gravel-chipped areas designed for ease of maintenance. Two garden sheds provide additional outdoor storage, while a further gravelled section of garden to the side of the property offers a private and peaceful space to relax and enjoy the surroundings.



Key property features

- ✓ Bungalow
- ✓ 3 bedrooms
- ✓ Jack & Jill shower room
- ✓ Modern kitchen
- ✓ Popular residential area
- ✓ Large garden
- ✓ 2 large sheds
- ✓ Garage
- ✓ Close to local amenities
- ✓ Gas central heating













An aerial photograph of a suburban residential neighborhood, featuring rows of houses with red brick walls and grey tiled roofs. The houses are interspersed with green lawns and some trees. The entire image is covered with a semi-transparent blue filter. Overlaid on this background is white text and a logo.

Have a property to sell?

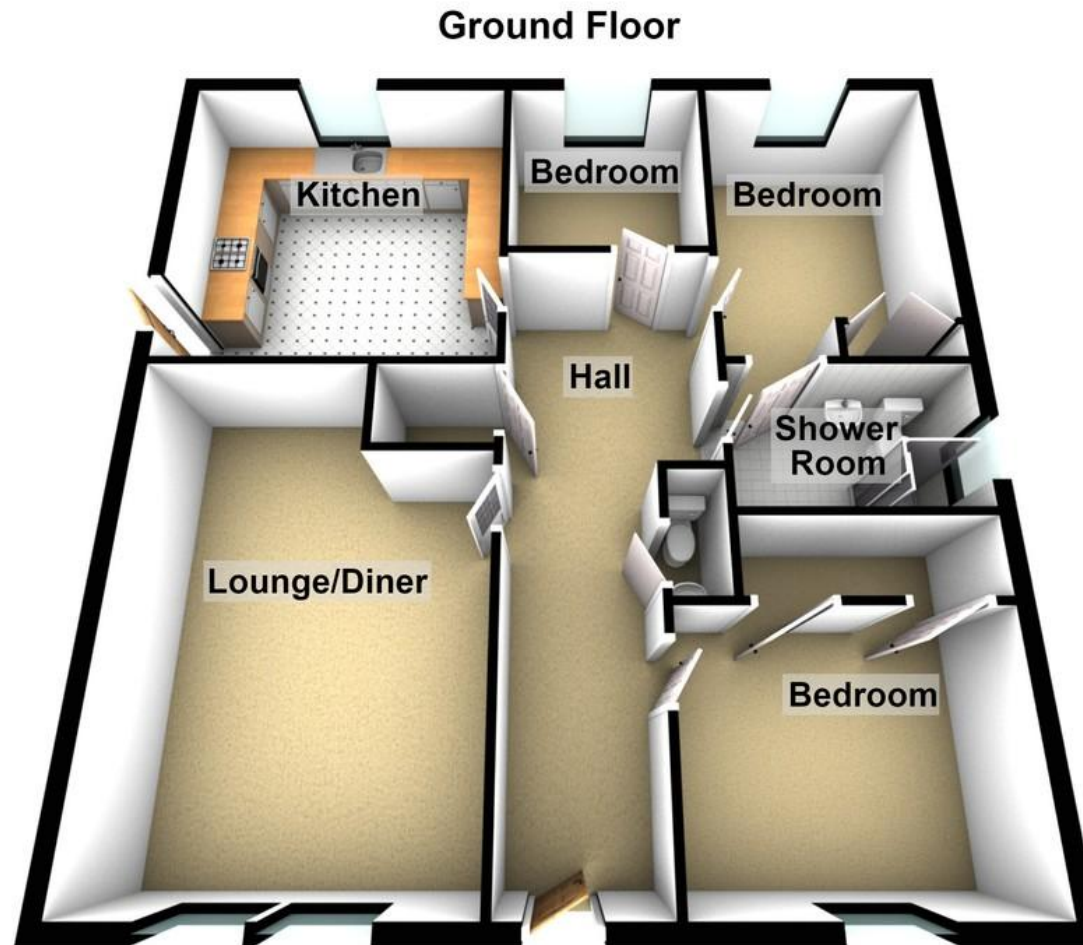
An expert from our local branch will provide you with
the most accurate valuation.



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Floorplans



Property Room Sizes

ENTRANCE HALL

20' x 7' 9" (6.1m x 2.36m)

LOUNGE

19' 1" x 12' 1" (5.82m x 3.68m)

KITCHEN

13' 8" x 9' 7" (4.17m x 2.92m)

BEDROOM

13' 9" x 9' 2" (4.19m x 2.79m)

JACK & JILL SHOWER ROOM

8' 11" x 5' 9" (2.72m x 1.75m)

BEDROOM

10' 2" x 9' 11" (3.1m x 3.02m)

BEDROOM

9' 7" x 7' 4" (2.92m x 2.24m)

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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