

# Buy your next home with Next Home

Leading Perthshire Estate Agency



Flat 6, 94 Atholl Road, Pitlochry, PH16 5BL

Offers Over

**NEXTHOME**  
ESTATE & LETTING AGENTS

# Buying with Next Home

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Flat 6, 94 Atholl Road, Pitlochry, PH16 5BL

Many thanks for your interest with Flat 6, 94 Atholl Road, Pitlochry, PH16 5BL.

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

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Situated in the heart of the picturesque Highland town of Pitlochry, this property enjoys an enviable position on Atholl Road, the town's vibrant main street.

Renowned as one of Scotland's premier tourist destinations, Pitlochry offers an exceptional lifestyle, combining breathtaking scenery with an excellent range of everyday amenities and leisure opportunities.

Within a short walk are a variety of independent shops, cafés, restaurants, traditional pubs and supermarkets, together with healthcare facilities and excellent transport links, including the railway station with regular services to Perth, Edinburgh, Glasgow and Inverness.

The town also benefits from easy access to the A9, making it an ideal base for commuters and those exploring the Highlands. Pitlochry is celebrated for its outstanding natural beauty and wealth of outdoor pursuits.

Surrounded by rolling hills, forests and rivers, residents can enjoy scenic walks, cycling, golfing, fishing and water sports, while nearby



# Property Summary

Next Home Estate Agents are delighted to present this well-presented one bedroom second floor flat, ideally located on Atholl Road in the heart of the highly desirable town of Pitlochry. Offering bright and comfortable accommodation, this attractive property is perfectly suited to first-time buyers, investors or those seeking a second or holiday home in one of Perthshire's most sought-after locations.

The accommodation has been thoughtfully designed to maximise both space and natural light. The open plan lounge, kitchen and dining area provides a welcoming and versatile living space, with a rear-facing window enjoying pleasant open views. The fitted kitchen is well equipped with an integrated oven, hob and extractor, making it both practical and functional for everyday living.

The generous double bedroom benefits from fitted wardrobes and enjoys access to a private rear-facing balcony, providing a peaceful spot to relax and take in the outlook. A modern shower room completes the accommodation, offering a fresh and contemporary finish.

Further benefits include gas central heating and double glazing throughout, ensuring warmth, comfort and energy efficiency all year round.

Situated within a central location, the property is just a short walk from Pitlochry's excellent range of independent shops, cafés, restaurants, leisure facilities and transport links, making it an ideal base for enjoying everything this vibrant Highland town has to offer.

Combining convenience, low-maintenance living and an excellent location, this delightful apartment represents a fantastic opportunity for a wide range of purchasers. Early viewing is highly recommended to fully appreciate the accommodation and lifestyle on offer.



# Key property features

- ✓ Double bedroom with built in storage
- ✓ Open plan lounge/kitchen/diner
- ✓ Shower room
- ✓ Balcony
- ✓ Excellent view
- ✓ Double glazing
- ✓ Gas central heating
- ✓ Ideal for first time buyers or holiday let
- ✓ Centrally located
- ✓ Close to local amenities









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.

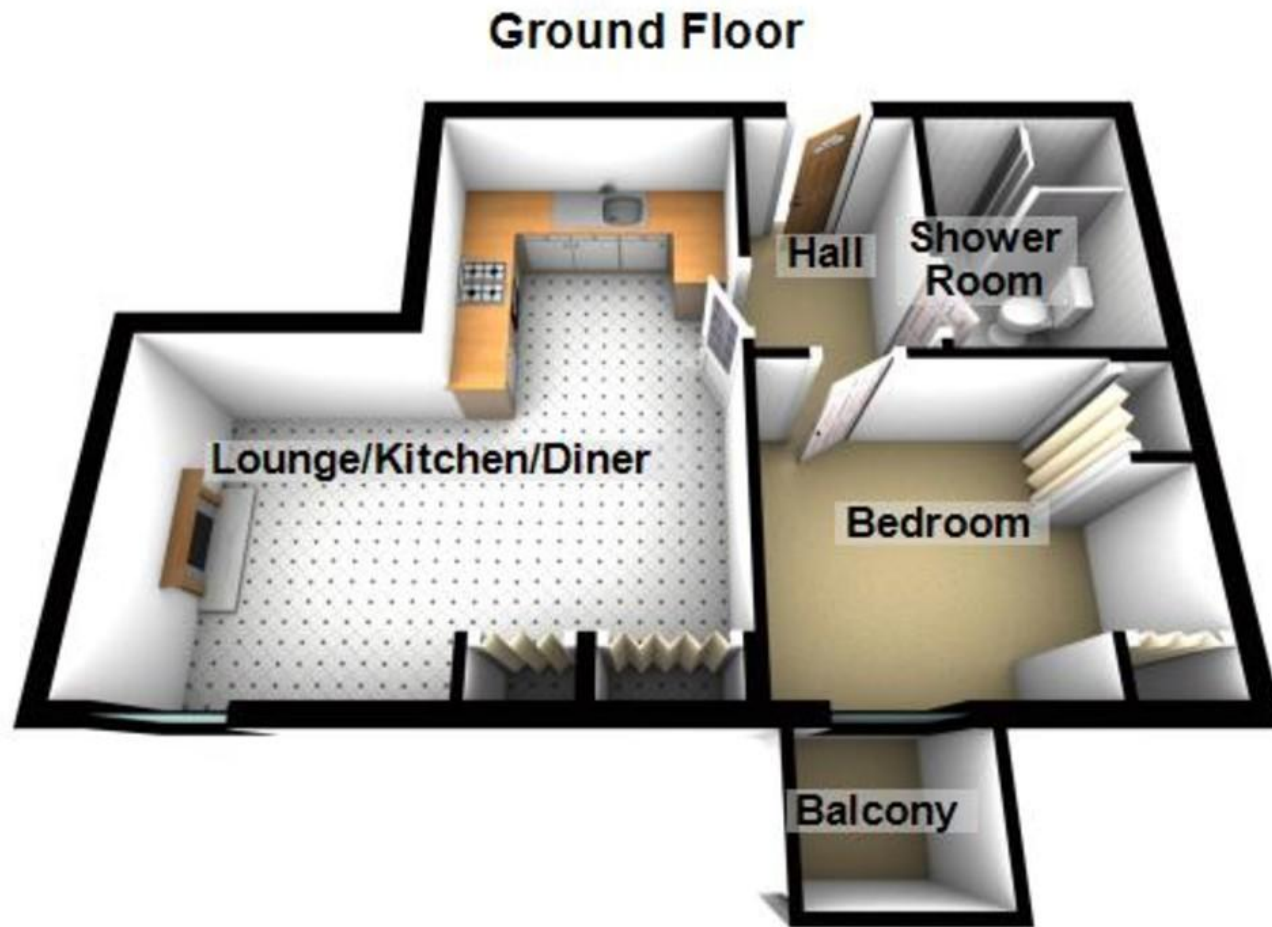


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# Floorplans

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# Property Room Sizes

## LOUNGE/DINER

*13' 10" x 10' 7" (4.24m x 3.25m)*

## KITCHEN

*7' 4" x 7' 1" (2.24m x 2.16m)*

## BEDROOM

*9' 6" x 8' 5" (2.9m x 2.57m)*

## SHOWER ROOM

*5' 1" x 4' 11" (1.55m x 1.5m)*

## HALL

*5' 1" x 2' 7" (1.55m x 0.81m)*

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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