



Leading Perthshire Estate Agency

26 Braeside Road, Ballinluig, Pitlochry, PH9 0NQ

Offers Over £195,000

**NEXT HOME**  
ESTATE & LETTING AGENTS

# Buying with Next Home

26 Braeside Road, Ballinluig, Pitlochry, PH9 0NQ

Many thanks for your interest with 26 Braeside Road, Ballinluig, Pitlochry, PH9 0NQ.

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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The village is served with a range of local amenities including a post office, grocery shop, service station and hotel with Inn and restaurant.

Further amenities including shops, banking facilities, nursery, primary and secondary schooling can be found in the nearby town of Pitlochry which lies approximately 5 miles to the North.

The city of Perth lies approximately 22 miles to the South where a further range of facilities can be found.



# Property Summary

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Next Home are delighted to bring to the market this spacious 3 bedroom semi-detached villa situated in the popular residential area of Ballinluig.

The property would be ideal for a host of buyers with accommodation set over 2 levels comprising: Entrance hall, spacious lounge with front and rear facing windows that allow natural light to flood the room and offers lovely countryside views to the rear, kitchen, large utility room, dining room/bedroom 3, landing, 2 double bedrooms with built in storage and a modern shower room.

There is off-street parking available to front of the front of the property and this leads to a single garage.

The rear garden offers picturesque views to the surrounding countryside and beyond.

There is patio area and easy to maintain lawn.



# Key property features

- ✓ Chain free
- ✓ Ideal family home
- ✓ Ideal for first time buyers
- ✓ Popular residential area
- ✓ Good Storage
- ✓ Garage
- ✓ Lovely views
- ✓ Off-street parking
- ✓ Close to Pitlochry
- ✓ Oil fired heating & double glazing









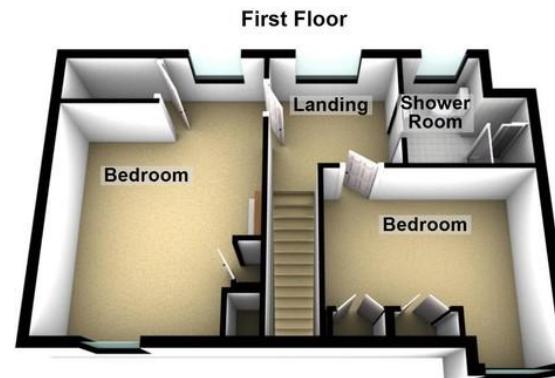
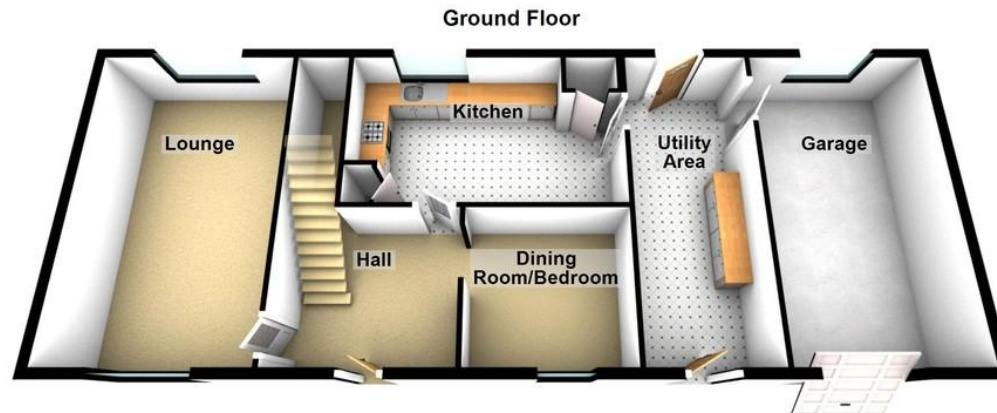
# Have a property to sell?

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



# Floorplans

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# Property Room sizes

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## HALL

10' 5" x 7' 6" (3.18m x 2.29m)

## LOUNGE

21' 4" x 10' 4" (6.5m x 3.15m)

## KITCHEN

16' 2" x 9' 6" (4.93m x 2.9m)

## DINING ROOM/BEDROOM

9' 6" x 8' 7" (2.9m x 2.62m)

## UTILITY ROOM

21' 7" x 5' 5" (6.58m x 1.65m)

## BEDROOM

18' 1" x 10' 3" (5.51m x 3.12m)

## BEDROOM

13' x 11' 4" (3.96m x 3.45m)

## SHOWER ROOM

9' 3" x 6' 2" (2.82m x 1.88m)

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](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)

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Ombudsman Scheme