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Leading Perthshire Estate Agency

Acorn Cottage, St. Andrews Crescent, Bridge of Tilt, Pitlochry,

Offers Over £215,000


NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

Acorn Cottage, St. Andrews Crescent, Bridge of Tilt,
Pitlochry, PH18 5TA

Many thanks for your interest with Acorn Cottage, St. Andrews Crescent, Bridge of Tilt, Pitlochry, PH18 5TA.

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

Blair Atholl is a picturesque Highland village situated at the gateway to the Cairngorms National Park.

Known for its stunning scenery, historic Blair Castle, and tranquil riverside setting, it offers a true taste of Highland living.

The village has a strong community feel with a local shop, cafés, and primary school, while nearby Pitlochry provides further amenities. Outdoor enthusiasts will love the abundance of walking, cycling, and fishing opportunities, as well as easy access to Munros and forest trails.

Blair Atholl has a mainline railway station with direct services to Perth, Inverness, and Edinburgh, making it well-connected despite its peaceful rural setting.

The area offers a mix of traditional cottages, stone villas, and country homes, appealing to those seeking a quiet, scenic lifestyle.



Property Summary

A rare opportunity to purchase this charming detached three bedroom bungalow offering deceptively spacious accommodation in a quiet residential area.

The accommodation comprises entrance hall with storage cupboard; lounge centred around a charming open fire, creating a cosy focal point; spacious dining kitchen; rear hall with large storage cupboard and door to the rear garden; modern bathroom with bath and shower cubicle and three spacious bedrooms.

There is double glazing and oil central heating throughout.

Externally there are garden grounds to the front, side and rear and the driveway provides off street parking and leads to the garage. Two external sheds.

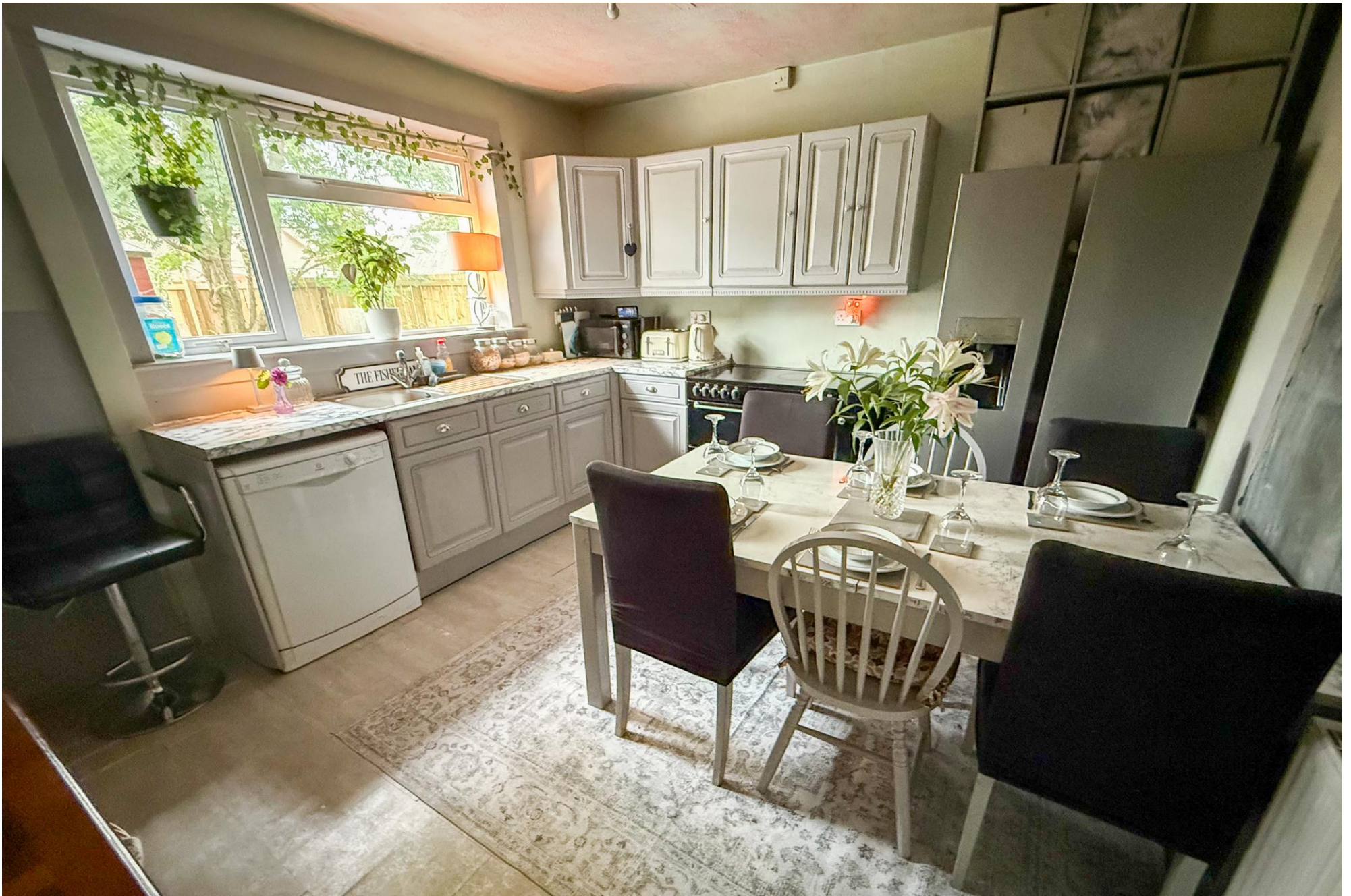
Early viewing is highly recommended.



Key property features

- ✓ Detached bungalow
- ✓ Lounge with wood burning stove
- ✓ Dining Kitchen
- ✓ Modern Bathroom
- ✓ 3 Double Bedrooms
- ✓ Enclosed garden
- ✓ Garage and driveway
- ✓ Quiet village location
- ✓ Close to amenities and school
- ✓ Excellent storage









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?

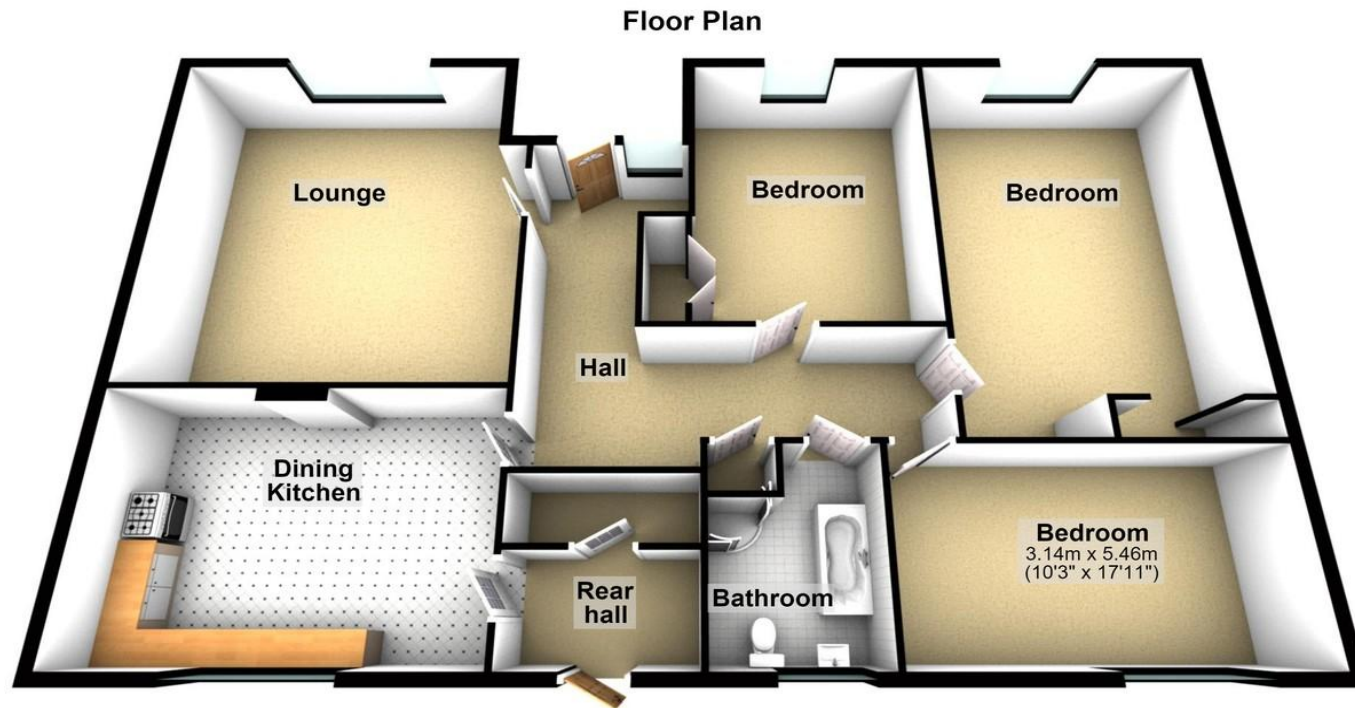
An expert from our local branch will provide you with the most accurate valuation.



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Floorplans



Property Room Sizes

HALL

15' 4" x 14' 8" (w)" (4.67m x 4.47m)

LOUNGE

13' 8" x 12' 3" (4.19m x 3.74m)

DINING KITCHEN

10' 11" x 10' 4" (3.34m x 3.16m)

BATHROOM

8' 10" x 6' 6" (2.7m x 2.m)

BEDROOM

15' 10" x 10' 11" (4.83m x 3.35m)

BEDROOM

14' 9" x 9' 1" (4.52m x 2.79m)

BEDROOM

11' 9" x 8' 0" (3.6m x 2.46m)

REAR HALL

3' 10" x 3' 3" (1.17m x 0.99m)



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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

For more information about Next Home and our services please visit www.nexthomeonline.co.uk

The only Perthshire estate agent available 7 days until 9pm

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