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Leading Perthshire Estate Agency

20 Tummel Crescent, Pitlochry, PH16 5DF

Offers Over £224,500


NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

20 Tummel Crescent, Pitlochry, PH16 5DF

Many thanks for your interest with 20 Tummel Crescent, Pitlochry, PH16 5DF.

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

Pitlochry is a picturesque Highland town renowned for its stunning scenery, welcoming community, and vibrant tourist appeal. Surrounded by mountains, lochs, and forests, it offers endless opportunities for walking, cycling, fishing, and outdoor pursuits.

The town itself boasts a variety of independent shops, cafés, restaurants, and cultural attractions, including the famous Pitlochry Festival Theatre and two whisky distilleries. Excellent transport links include a mainline railway station with services to Inverness, Perth, and Edinburgh, making Pitlochry ideal for both residents and visitors. A mix of traditional stone villas, cottages, and modern homes makes it a highly desirable place to live.



Property Summary

Peacefully positioned within a quiet cul-de-sac in the popular Highland town of Pitlochry, this attractive two-bedroom semi-detached bungalow offers bright and well-proportioned accommodation, set on a generous corner plot with a garage, driveway, and private gardens. The property enjoys an excellent position close to local amenities and open countryside, making it ideal for a wide range of buyers.

A welcoming hallway gives access to all rooms, providing a practical layout for single-level living. The lounge is bright and spacious, featuring a bay window that fills the room with natural light and provides a pleasant outlook over the front garden.

The kitchen/dining area sits to the rear and is well equipped with a range of units, worktops, and space for appliances, with ample room for a dining table. A door gives direct access to the garden, ideal for outdoor dining or enjoying the peaceful setting.

There are two good-sized bedrooms, both tastefully presented and offering excellent storage, along with a modern shower room fitted with a white suite and walk-in enclosure.

Externally, the property occupies a corner plot with neatly maintained gardens to the front, side, and rear. The gardens include areas of lawn, mature shrubs, and space for seating. A single garage and driveway provide convenient off-street parking and additional storage.



Key property features

- ✓ 2 double bedrooms
- ✓ Bungalow
- ✓ Sought after area
- ✓ Garage
- ✓ Corner plot
- ✓ Close to local amenities
- ✓ Ideal for retirement
- ✓ Lovely walks nearby
- ✓ Views
- ✓ Quiet location









An aerial photograph of a suburban residential neighborhood, featuring rows of houses with red brick walls and grey tiled roofs. The houses are set back from the roads with green lawns and some have small garden sheds or patios. The entire image is covered with a semi-transparent blue filter. The text is overlaid on the upper half of the image.

Have a property to sell?

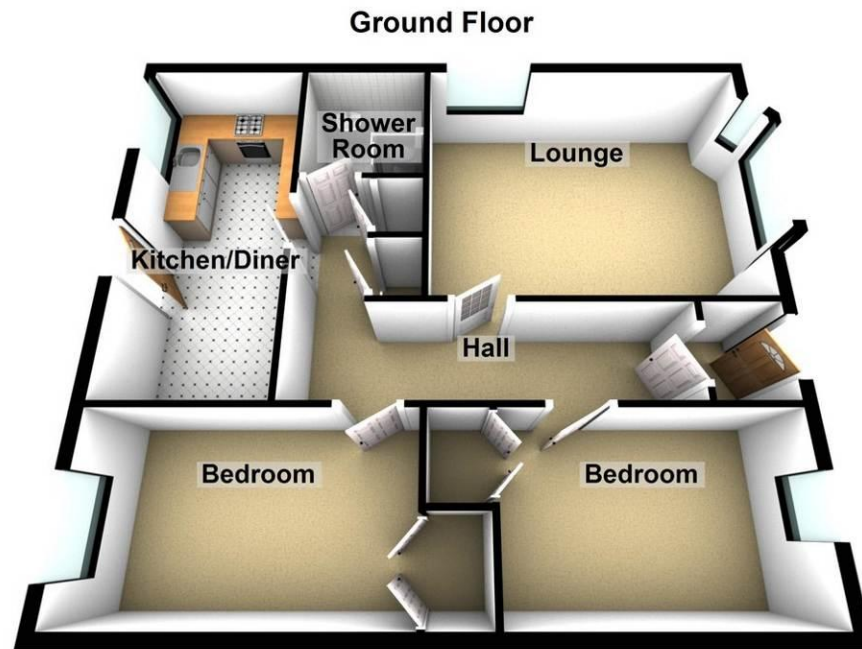
An expert from our local branch will provide you with
the most accurate valuation.



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Floorplans





Property Room sizes

VESTIBULE

HALL

16' 2" x 9' 1" (4.93m x 2.77m)

LOUNGE

14' 5" x 11' 3" (4.39m x 3.43m)

KITCHEN/DINING ROOM

15' x 8' 1" (4.57m x 2.46m)

BEDROOM

12' 8" x 9' 4" (3.86m x 2.84m)

BEDROOM

12' 8" x 9' 4" (3.86m x 2.84m)

SHOWER ROOM

6' x 5' 6" (1.83m x 1.68m)

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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