

Buy your next home with Next Home

Leading Perthshire Estate Agency

9 Knockard Crescent, Pitlochry, PH16 5JG

Offers Over £325,000


NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

9 Knockard Crescent, Pitlochry, PH16 5JG

Many thanks for your interest with 9 Knockard Crescent, Pitlochry, PH16 5JG.

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.

Next Home your number 1 choice for property sales



FREE Valuations



We're open 7 days a week until 9pm



Registered Buyers



No obligation mortgage advice



Conveyancing Quotations



First Time Buyer with No Deposit



Next Home's Buying Guide



Next Home Open Days

About the Area

Pitlochry is set in the heart of the beautiful Perthshire countryside and is served by a wide range of local facilities and amenities including shopping, banking, professional offices, doctor's surgery and a community hospital.

The town remains a popular holiday destination and attractions include the fish ladder, Pitlochry festival theatre and the nearby Blair castle.

The town is bypassed by the A9 trunk route providing easy access to the North and South.





NEXTHOME

ESTATE & LETTING AGENTS

Get to know about our newly listed properties 1st by
signing up to our Hot Buyers lists!

Visit www.nexthomeonline.com/buying

Property Summary

Next Home Estate Agents are delighted to bring to the market this beautifully presented detached bungalow located within the highly sought-after residential area of Knockard Crescent, Pitlochry. Fully renovated and thoughtfully extended, the property has been finished to an exceptionally high standard throughout, offering stylish and contemporary accommodation in true move-in condition.

The spacious layout is both practical and elegant, with high quality finishings evident in every detail. The heart of the home is the impressive modern kitchen/diner, designed to create a bright and sociable living space ideal for both everyday family life and entertaining. The property further benefits from a contemporary shower room and a superb principal bedroom suite, enhanced by the extension to include a walk-in wardrobe and modern en-suite shower room.

There are three well-proportioned bedrooms, including two generous doubles with built-in storage, providing excellent flexibility for families, guests or those working from home. Double glazing and gas central heating ensure comfort and efficiency throughout the seasons.

Externally, the property enjoys an enclosed south-facing garden which is beautifully sun drenched throughout the day. The patio area offers the perfect setting for outdoor dining and relaxation, while the detached garage with useful rear utility area adds further practicality and storage.

Situated close to local amenities and within a popular residential location, this outstanding bungalow combines quality, comfort and convenience in one of Pitlochry's most desirable settings. Early viewing is highly recommended to fully appreciate the standard and lifestyle on offer.



Key property features

- ✓ Detached Bungalow
- ✓ Bathroom & En-suite Shower Room
- ✓ Fully Renovated & Extended
- ✓ Finished to an Exceptionally High Standard
- ✓ Enclosed Garden with Patio Area
- ✓ South Facing Sun Drenched Garden
- ✓ Double Glazing & Gas central heating
- ✓ Detached Garage with Rear Utility Area.
- ✓ Popular Residential Location
- ✓ Close to Local Amenities















Have a property to sell?

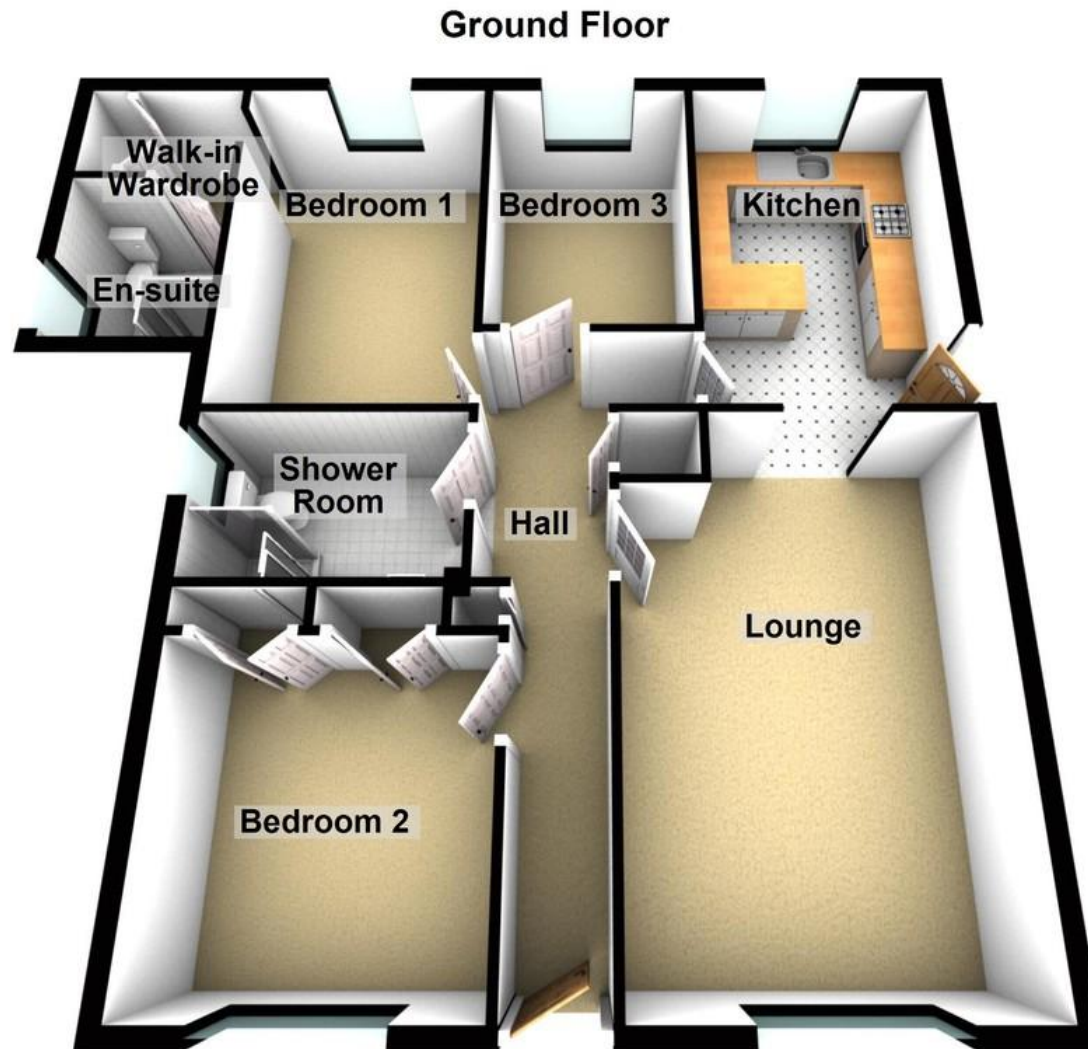
An expert from our local branch will provide you with the most accurate valuation.



NEXTHOME

ESTATE & LETTING AGENTS

Floorplans





Property Room Sizes

LOUNGE

12' 0" x 18' 8" (3.67m x 5.71m)

KITCHEN/DINER

9' 2" x 13' 9" (2.81m x 4.21m)

BEDROOM 1

9' 2" x 13' 8" (2.8m x 4.18m)

WALK IN WARDROBE

3' 11" x 5' 10" (1.2m x 1.8m)

ENSUITE

5' 10" x 6' 10" (1.8m x 2.1m)

BEDROOM 2

9' 11" x 10' 2" (3.03m x 3.1m)

BEDROOM 3

7' 6" x 12' 1" (2.29m x 3.7m)

SHOWER ROOM

9' 0" x 5' 9" (2.76m x 1.76m)

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.



NEXTHOME
ESTATE & LETTING AGENTS

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

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.

Registered Office Argyll House, Quarrywood Court, Livingston, West Lothian EH54 6AX. Registered in Scotland No. SC264812. NEXTHOME (Scotland) Ltd is an appointed representative of Kinggate Law Limited, which is authorised and regulated by the Financial Conduct Authority for advising on and arranging mortgages and insurance, broking and debt counselling of consumer credit agreements.



Next Home are proud to be members of the Property Ombudsman Scheme