

# Buy your next home with Next Home

Leading Perthshire Estate Agency

Alt-Na-Feadh, Bridge Of Cally, Blairgowrie, PH10 7JL

Offers Over £300,000

  
**NEXTHOME**  
ESTATE & LETTING AGENTS

# Buying with Next Home

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Alt-Na-Feadh, Bridge Of Cally, Blairgowrie, PH10 7JL

Many thanks for your interest with Alt-Na-Feadh, Bridge Of Cally, Blairgowrie, PH10 7JL.

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

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Bridge of Cally is a pretty, unspoiled Perthshire village set amongst some of the most beautiful and scenic countryside in Scotland.

Opportunities for outdoor sports and activities are endless as are crafting, keep fit, yoga, etc.

Major supermarkets deliver within the glen, and a fresh fish van delivers door to door midweek.

Regular bus services and a recently established free minibus offer easy transport options.

Blairgowrie is approximately 5 miles away and is a growing town, Lidl, Howdens, Halfords and Home Bargains too have just opened stores with Tesco and Sainsbury have been established for some time. Independent shops offer interesting purchasing opportunities too. There are two GP practices, a cottage hospital, opticians, dentist, two vets. available.

The Tay Crossing in Perth has commenced, and it is estimated that it will reduce travel time to Edinburgh and Glasgow by approximately half an hour.





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# Property Summary

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Next Home are delighted to bring to the market Alt-Na-Feadh, an exceptional 2 bedroom detached extended bungalow set within a stunning elevated position in the picturesque village of Bridge of Cally. Immaculately presented and tastefully decorated throughout, this beautiful home is offered in true walk-in condition and enjoys breath taking panoramic views across the glen and surrounding countryside.

Accessed via a private gated driveway, the property immediately impresses with its peaceful setting, generous proportions and outstanding outdoor space. The accommodation has been thoughtfully extended by the current owner to create a spectacular lounge with dual aspect windows, a striking double height vaulted ceiling and French doors opening onto a large balcony perfectly positioned to capture the magnificent scenery.

At the heart of the home is a superb open plan kitchen and dining room featuring a contemporary modern fitted kitchen and a feature multi fuel stove. A large picture window beside the dining area frames the stunning glen views, creating a wonderful space for both everyday living and entertaining.

There are two spacious double bed rooms, both benefiting from built in wardrobes with sliding mirrored doors, while the principal bedroom further enjoys double doors opening to a charming Juliet balcony. A stylish contemporary bathroom completes the accommodation.

Externally, the mature landscaped gardens are a truly outstanding feature of the property. Lovingly developed over many years by the current owner, the gardens are arranged over a series of attractive levels cascading into the valley below, offering complete privacy and an abundance of colour and planting throughout the seasons. A single garage with workshop space to the rear and a separate garden shed provide excellent additional storage and practicality.

Further benefits include LPG fired central heating and double glazing throughout.



# Key property features

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- ✓ Rare to market
- ✓ Elevated position
- ✓ 2 Double bedrooms with storage
- ✓ Stunning panoramic countryside views
- ✓ Impressive kitchen/dining room with picture windows
- ✓ Spectacular double height lounge with dual aspect windows and balcony
- ✓ Attractive, mature stepped garden
- ✓ Private gated driveway
- ✓ Garage with workshop area and shed
- ✓ Walk-in condition













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 gardens and driveways. 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.

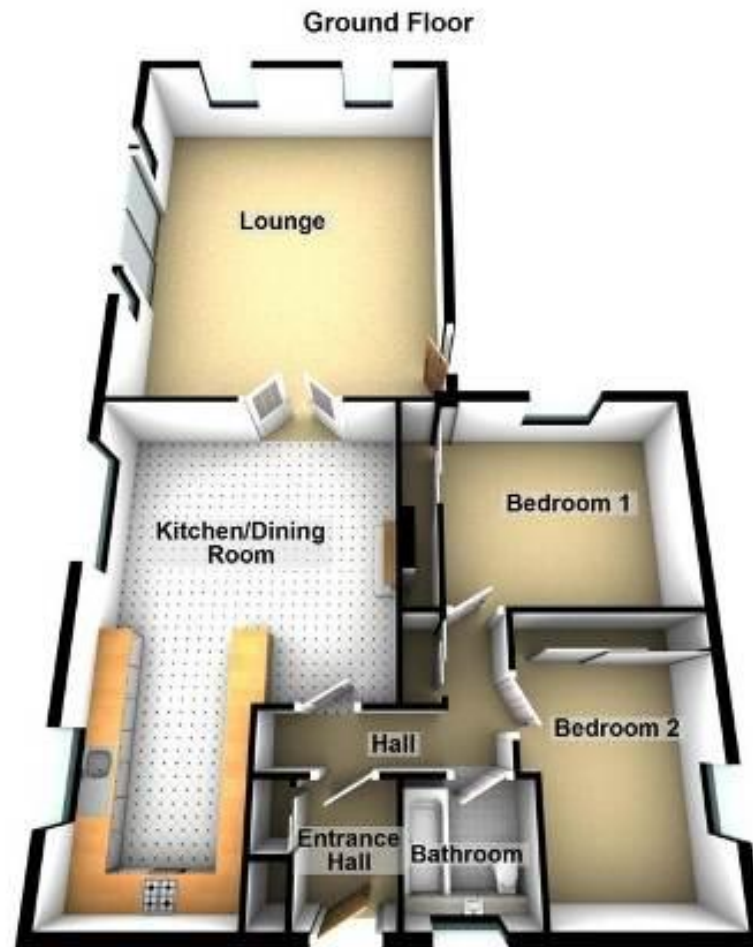


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# Floorplans

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# Property Room Sizes

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## KITCHEN/DINER

*15' 8" x 24' 11" (4.8m x 7.6m)*

## LOUNGE

*18' 2" x 23' 3" (5.56m x 7.1m)*

## BEDROOM 1

*12' 9" x 11' 1" (3.9m x 3.4m)*

## BEDROOM 2

*9' 6" x 12' 1" (2.9m x 3.7m)*

## BATHROOM

*6' 6" x 8' 2" (2m x 2.5m)*

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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