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Leading Perthshire Estate Agency

5 Broom Hill, Ballinluig, Pitlochry, PH9 0PN

Offers Over £250,000


NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

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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.

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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

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.





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Property Summary

Next Home are delighted to bring to the market this spacious three-bedroom detached bungalow, situated within the popular village of Ballinluig and enjoying a peaceful setting with attractive outlooks.

The property is entered via a welcoming vestibule leading into a central entrance hall, which provides access to all accommodation. To the rear of the property is a generous open plan lounge and dining room, creating a superb space for both relaxing and entertaining. A large picture window frames views of the surrounding area, while sliding patio doors provide direct access to the side garden and allow natural light to flood the room.

The kitchen is well-proportioned and offers ample storage and worktop space, along with room for a dining table and chairs. A separate utility room adds further practicality and benefits from direct access to the side garden.

There are three generous double bedrooms, with the principal bedroom benefitting from an en-suite shower room. A modern four-piece bathroom suite, comprising bath, separate shower enclosure, wash hand basin and WC, completes the accommodation.

Externally, the property enjoys a wraparound garden with a variety of outdoor spaces. To the side, there is a patio area ideal for outdoor dining and entertaining, while the rear garden is mainly laid to lawn with attractive planting beds and borders. To the front, a driveway provides off-street parking and leads to a single garage.

Further benefits include oil-fired heating and double glazing.



Key property features

- ✓ Well-presented
- ✓ Lovely views
- ✓ Bungalow
- ✓ Principal en-suite
- ✓ Modern bathroom
- ✓ Single garage
- ✓ Close to Pitlochry
- ✓ Spacious rooms throughout
- ✓ Ample parking
- ✓ Oil fired heating













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.

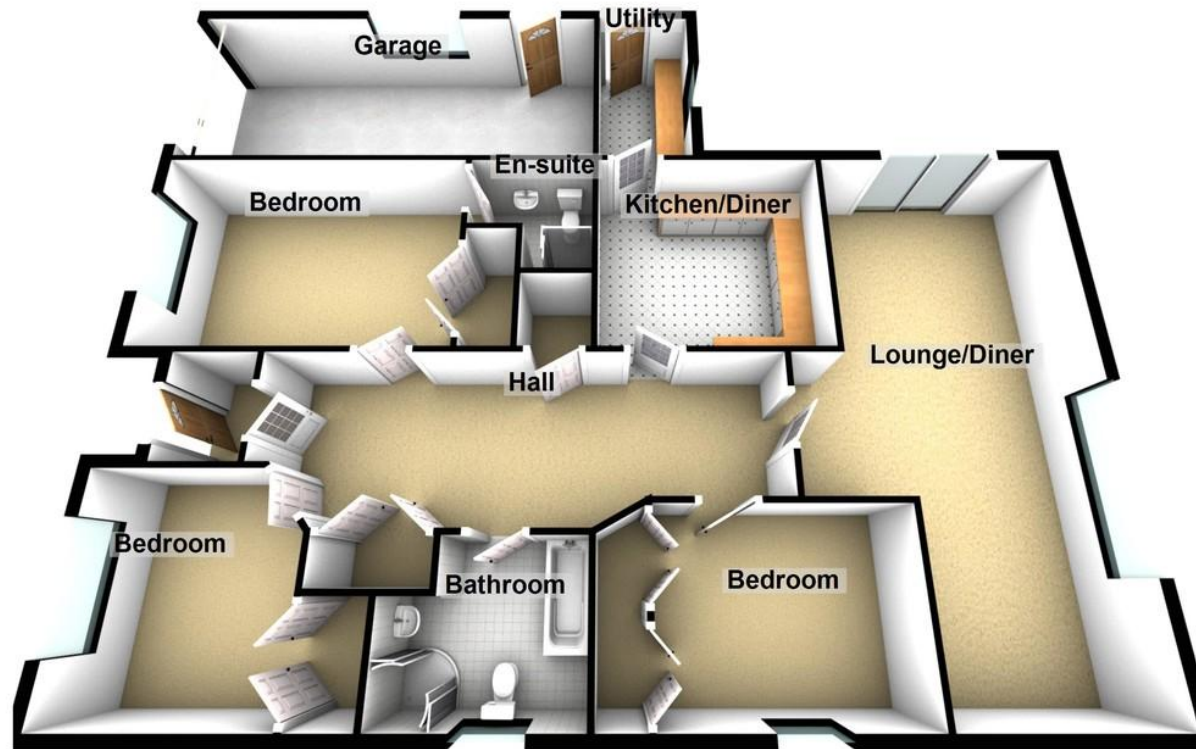


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Floorplans

Ground Floor



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Property Room Sizes

VESTIBULE

4' 1" x 4' 1" (1.24m x 1.24m)

HALL

24' 7" x 5' 9" (7.49m x 1.75m)

LOUNGE/DINER

24' 5" x 13' 7" (7.44m x 4.14m)

KITCHEN

14' 7" x 10' 7" (4.44m x 3.23m)

UTILITY ROOM

10' x 5' 4" (3.05m x 1.63m)

BEDROOM

13' 3" x 10' 7" (4.04m x 3.23m)

ENSUITE

7' 8" x 5.3' (2.34m x 1.52m)

BEDROOM

10' 3" x 10' 6" (3.12m x 3.2m)

BEDROOM

10' 4" x 9' 2" (3.15m x 2.79m)

BATHROOM

10' 7" x 8' (3.23m x 2.44m)

GARAGE

18' 3" x 9' 2" (5.56m x 2.79m)

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

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

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