

# Buy your next home with Next Home

Leading Perthshire Estate Agency

Tigh Sona, Calvine, Pitlochry, PH18 5UA

Offers Over £310,000

  
**NEXTHOME**  
ESTATE & LETTING AGENTS

# Buying with Next Home

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Tigh Sona, Calvine, Pitlochry, PH18 5UA

Many thanks for your interest with Tigh Sona, Calvine, Pitlochry, PH18 5UA.

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

Nestled in the heart of the Cairngorms National Park, Calvine enjoys a peaceful, yet highly accessible setting surrounded by some of Perthshire's most beautiful scenery. Located less than a mile from the renowned House of Bruar — often referred to as the “Harrods of the North” — residents can enjoy luxury shopping, cafés, restaurants, and fine Scottish produce right on the doorstep.

The nearby town of Blair Atholl offers the Roundhouse (5 minutes' drive), a large bar and restaurant which offers pick up and drop off services. The surrounding area is perfect for outdoor enthusiasts, with excellent walking, cycling, fishing, and leisure opportunities. Pitlochry town is 10 – 15 minutes' drive.

The picturesque Bruar Falls walk is a particular highlight, and the panoramic views from Struan Point across the stunning Vale of Atholl are truly spectacular.

Further amenities including supermarkets, medical and dental practices, and schooling are available in the attractive Highland towns of Pitlochry and Aberfeldy. Excellent transport links are provided by the A9, offering convenient access north and south, while rail services from Blair Atholl and Pitlochry connect to Scotland's major cities.

The local Elizabeth Yules bus service stops at the bottom of the drive offering services to Blair Atholl and Pitlochry, with connections to Aberfeldy. An additional benefit is the excellent Ember coach service, which also stops conveniently at the bottom of the gate. Ember provides comfortable, reliable connections to towns and cities across Scotland, including direct pick-up and drop-off services for both Edinburgh and Glasgow airports.





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# Property Summary

Next Home Estate Agents are delighted to present Tigh-Sona, a charming and rarely available two bedroom detached traditional bungalow set within generous garden grounds in the peaceful and highly sought-after hamlet of Calvine. Enjoying an elevated position and extending to approximately half an acre, this attractive home offers spacious accommodation, wonderful outdoor space and a superb balance of rural tranquillity with excellent accessibility.

The well-presented interior is bright and welcoming throughout, comprising an entrance porch and hallway, a comfortable lounge featuring a charming wood burning stove, a spacious dining room and a fitted kitchen with separate laundry and utility room. There are two generously sized double bedrooms and a modern family shower room, all thoughtfully arranged to provide practical accommodation on one level. A floored attic room, accessed via a loft ladder from the hallway, offers excellent additional storage or flexible hobby space.

Warmth and efficiency are provided through oil fired central heating, double glazing, helping to make the property economical to run throughout the year.

Externally, the property is set within substantial enclosed garden grounds bordered by a mixture of fencing and traditional stone walling. The gardens are predominantly laid to lawn with mature planted borders creating a peaceful outdoor setting ideal for families, gardening enthusiasts or those simply looking to enjoy the surrounding countryside. A driveway provides ample off-street parking for several vehicles and leads to a large, detached timber garage. Further outdoor benefits include 3 timber sheds, a poly tunnel and a greenhouse, offering exceptional storage and workspace options.

Despite its idyllic rural setting, the property remains well connected, the local Elizabeth Yules bus service stops at the bottom of the drive offering services to Blair Atholl and Pitlochry, with connections to Aberfeldy, alongside the Ember bus service, providing easy travel links for commuting and leisure.

Combining character, space and a picturesque setting, Tigh-Sona represents a fantastic opportunity to acquire a delightful home within one of Perthshire's most scenic locations.



# Key property features

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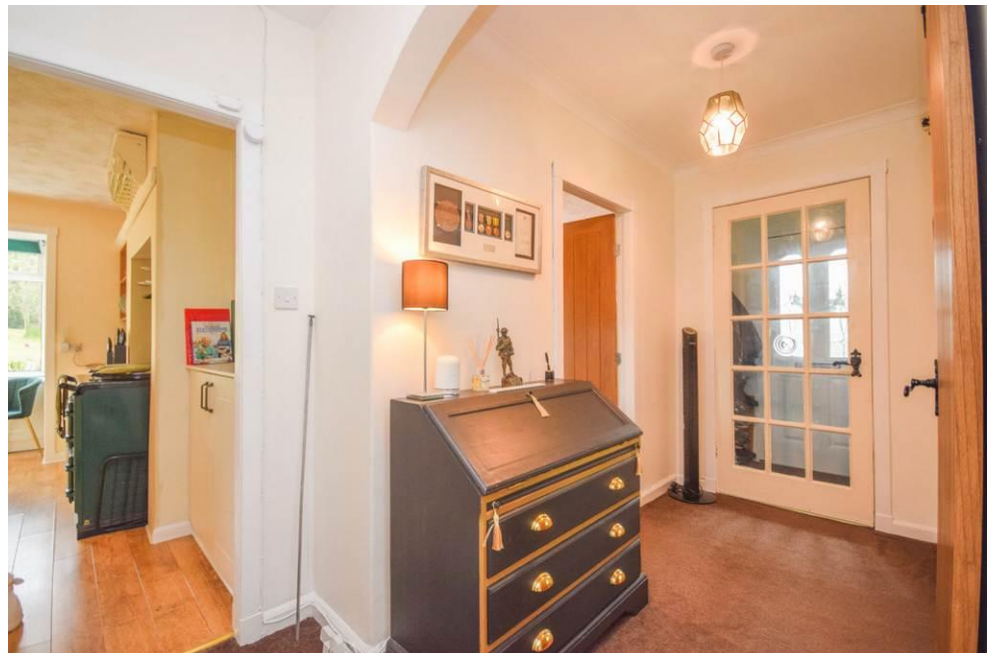
- ✓ 2 Double Bedrooms
- ✓ Spacious accommodation throughout
- ✓ Beautiful country kitchen
- ✓ Stunning countryside views
- ✓ Elevated position
- ✓ Extensive garden grounds
- ✓ Excellent storage
- ✓ Rare to market
- ✓ Sought after location
- ✓ Excellent transport links













Next Home - Tigh Sona, Calvine, Pitlochry, PH18 5UA

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.

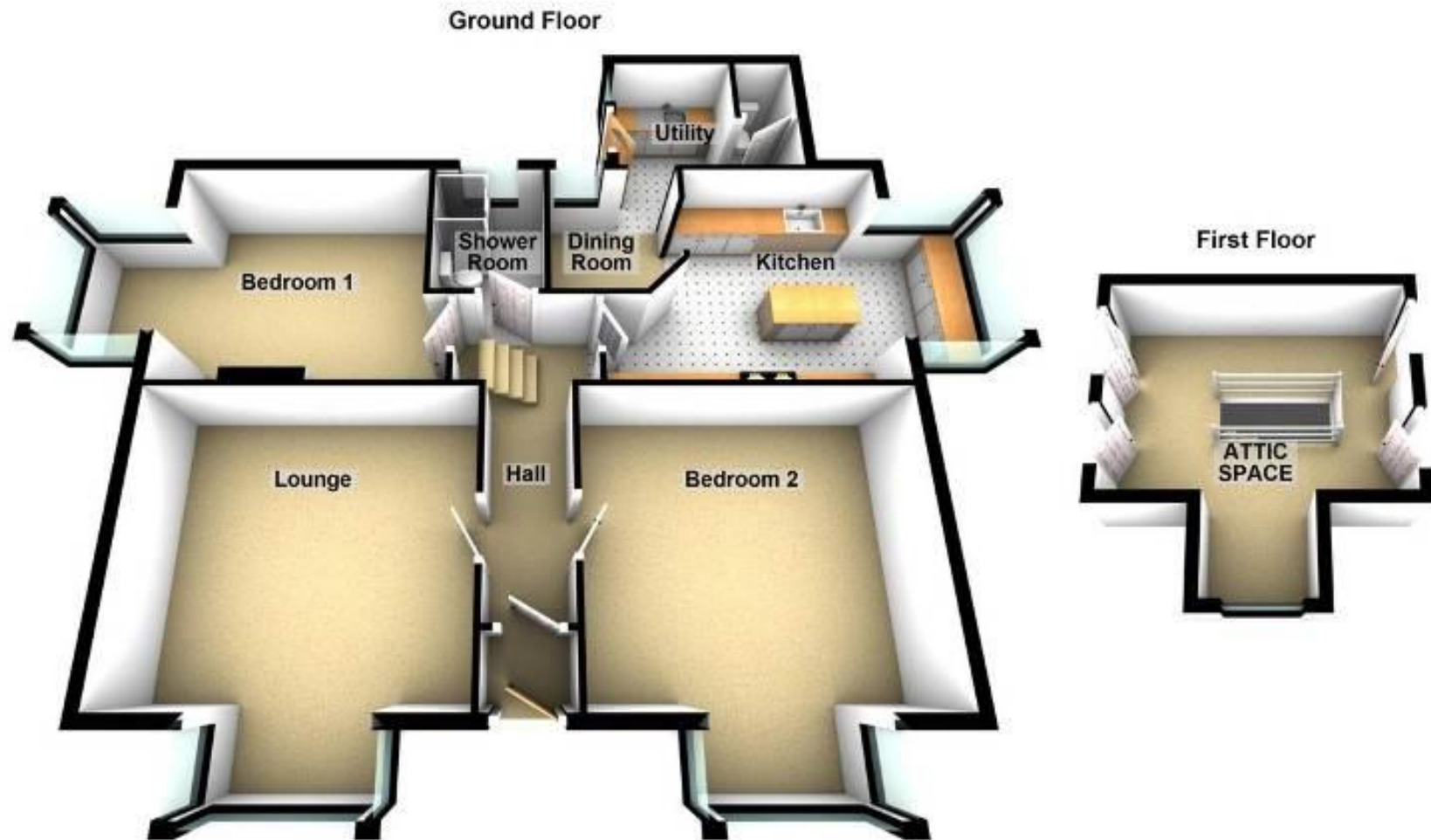


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# Floorplans

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# Property Room Sizes

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## **LOUNGE**

*14' 4" x 15' 7" (4.38m x 4.75m)*

## **KITCHEN**

*17' 1" x 12' 0" (5.22m x 3.68m)*

## **DINING ROOM**

*8' 0" x 7' 9" (2.46m x 2.38m)*

## **UTILITY ROOM**

*9' 10" x 7' 4" (3.01m x 2.26m)*

## **BEDROOM 1**

*17' 5" x 12' 0" (5.31m x 3.68m)*

## **BEDROOM 2**

*14' 2" x 14' 11" (4.34m x 4.56m)*

## **HALL**

*12' 3" x 7' 8" (3.75m x 2.35m)*

## **SHOWER ROOM**

*5' 1" x 8' 2" (1.55m x 2.51m)*

## **ATTIC**

*14' 11" x 11' 1" (4.55m x 3.38m)*

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)

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