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Moville, Kinnaird, Pitlochry, PH16 5JL

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Buying with Next Home

Moville, Kinnaird, Pitlochry, PH16 5JL

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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.

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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. There are two local distilleries in Pitlochry, the picturesque Edradour which is the smallest working distillery in Scotland and Blair Athol Distillery.

The area, which is renowned for its outstanding scenic beauty offers a wide range of recreational pursuits. These include walking and climbing with many Munros within easy reach: water sports on Lochs: golf on Pitlochry's 18-hole golf course and the many further golf courses within easy reach.

The town is bypassed by the A9 trunk route providing easy access to the North and South. The overnight Inverness to London sleeper stops in the town and link to Edinburgh.





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Property Summary

A rare opportunity to purchase this deceptively spacious and immaculately presented DETACHED FOUR BEDROOM VILLA offering versatile accommodation over two floors.

The property is situated within extensive very well-maintained garden grounds and is accessed via a wraparound driveway leading to the detached double garage with adjacent parking.

The property benefits from having magnificent open countryside views. Whilst the property is a comfortable family home.

This property is ideal for those who seek a private and quiet location and is situated in the highly desirable hamlet of Kinnaird on the fringe of the town of Pitlochry yet has the benefit of being only a short walk away from Moulin village which offers an inn, brewery, and village hall.

The accommodation comprises entrance hall with picture window to the front with stairs to the two first floor bedrooms which are generously proportioned with sitting areas, storage, and spacious en-suite facilities. Inner dining hall/study: bright lounge with dual aspect windows and feature 7kw wood-burning stove: A modern dining kitchen with a free-standing Ranger Master Classic Deluxe 110 with double oven, grill, warming drawer and hob above integrated dishwasher and free-standing American fridge freezer: conservatory/dining/family room, this lovely addition to the house is accessed from the kitchen and also leads to the garden patio area: utility room with door to the side and space for washing machine: WC with white suite: a bedroom with dressing room fitted with mirrored sliding wardrobes and en-suite bathroom with white suite comprising curved bath with shower over, glazed screen and WC and wash hand basin enclosed within vanity unit: bedroom 4/sitting room with front facing window.

There is double glazing and oil central heating throughout except for the conservatory which has electric heating. Externally the property has extensive enclosed garden grounds which are laid to lawn with attractive planted borders, raised flower beds, summer house, large patio area, large pond with waterfall feature and detached double garage with power and light.



Key property features

- ✓ Immaculately presented
- ✓ Large garden
- ✓ 3 en-suites
- ✓ Double garage
- ✓ Modern kitchen
- ✓ Stunning countryside views
- ✓ Very sought after area
- ✓ Ideal for a family home
- ✓ Oil heating
- ✓ 7kw Wood-burning stove







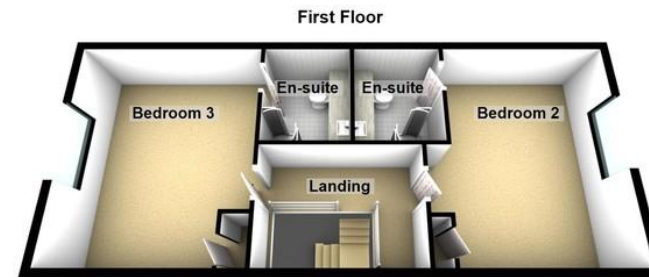








Floorplans





Property Room sizes

HALL

11' 1" x 9' 1" (3.38m x 2.77m)

DINING HALL

16' 5" x 12' 8" (5m x 3.86m)

LOUNGE/DINER

25' 2" x 15' 8" (7.67m x 4.78m)

CONSERVATORY

19' 1" x 15' 10" (5.82m x 4.83m)

KITCHEN

18' 3" x 12' 5" (5.56m x 3.78m)

UTILITY ROOM

9' 2" x 7' 9" (2.79m x 2.36m)

W/C

7' 9" x 3' 3" (2.36m x 0.99m)

BEDROOM

15' 9" x 12' 0" (4.8m x 3.66m)

DRESSING AREA

5' 6" x 3' 4" (1.68m x 1.02m)

ENSUITE

8' 1" x 5' 5" (2.46m x 1.65m)

BEDROOM/OFFICE

13' 2" x 12' 9" (4.01m x 3.89m)

LANDING

13' 1" x 8' 8" (3.99m x 2.64m)

BEDROOM

16' 2" x 15' 7" (4.93m x 4.75m)

ENSUITE

7' 6" x 6' 4" (2.29m x 1.93m)

BEDROOM

16' 1" x 15' 11" (4.9m x 4.85m)

ENSUITE

7' 5" x 6' 11" (2.26m x 2.11m)

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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47a Atholl Road, Pitlochry..... 01796 54 80 14

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