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Leading Perthshire Estate Agency

Sonas, St. Andrews Crescent, Bridge Of Tilt, Pitlochry, PH18 5TA

Offers Over £300,000


NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

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PH18 5TA

Many thanks for your interest with Sonas, St. Andrews Crescent, Bridge Of Tilt, Pitlochry, PH18 5TA.

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.

About the Area

Blair Atholl is a picturesque Highland village situated at the gateway to the Cairngorms National Park. Known for its stunning scenery, historic Blair Castle, and tranquil riverside setting, it offers a true taste of Highland living.

The village has a strong community feel with a local shop, cafés, and primary school, while nearby Pitlochry provides further amenities. Outdoor enthusiasts will love the abundance of walking, cycling, and fishing opportunities, as well as easy access to Munros and forest trails. Blair Atholl has a mainline railway station with direct services to Perth, Inverness, and Edinburgh, making it well-connected despite its peaceful rural setting.

The area offers a mix of traditional cottages, stone villas, and country homes, appealing to those seeking a quiet, scenic lifestyle.



Property Summary

We are delighted to bring to the market this Detached FOUR BEDROOM villa situated within the picturesque village of Blair Atholl.

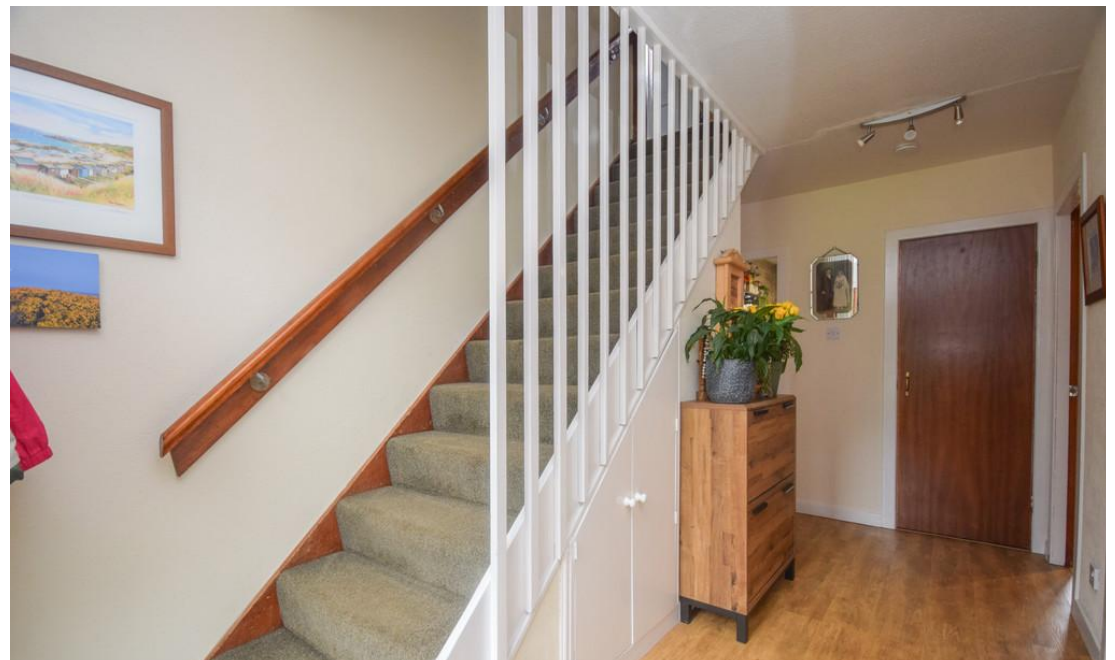
The property offers well-proportioned accommodation comprising entrance hall with 2 storage cupboards; bright lounge with front facing window; dining kitchen with integrated dishwasher, double oven, hob and extractor together with space for further appliances; bathroom with modern white suite and 2 double bedrooms on the ground floor, both with fitted wardrobes and 2 further double bedrooms and box room on the first floor.

There is double glazing and LPG heating throughout.

The property sits on a corner plot with garden to the front, side and rear and there is off street parking and single garage. Within the garden is shed, large workshop, paved patio area and raised vegetable beds.

This excellent family home is located close to the primary school and all amenities.

Early viewing is recommended to appreciate the accommodation on offer.



Key property features

- ✓ Detached Villa
- ✓ Dining Kitchen
- ✓ Bright Lounge
- ✓ 4 Double Bedrooms
- ✓ Modern Bathroom
- ✓ LPG heating and Double glazing
- ✓ Excellent storage
- ✓ Corner plot and enclosed garden
- ✓ Garage and Driveway
- ✓ Quiet location close to all amenities





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Have a property to sell?

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

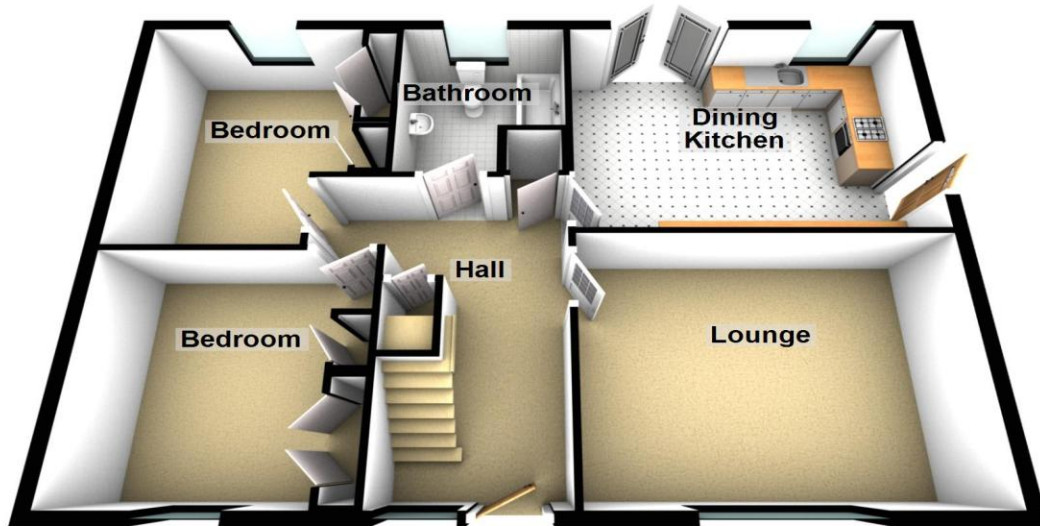


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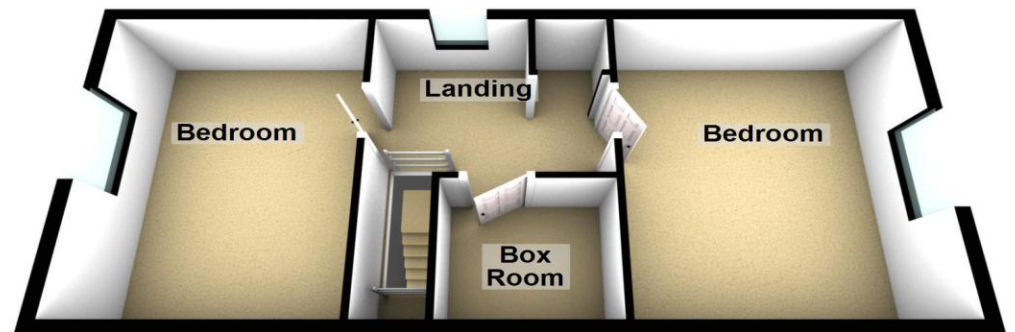
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Floorplans

Floor Plan



First Floor



Property Room Sizes

HALL

15' 1" x 10' 9" (4.6m x 3.3m)

LOUNGE

16' 0" x 11' 1" (4.9m x 3.4m)

DINING KITCHEN

15' 8" x 12' 5" (4.8m x 3.8m)

BATHROOM

8' 10" x 8' 10" (2.7m x 2.7m)

BEDROOM

16' 0" x 11' 1" (4.9m x 3.4m)

BEDROOM

15' 8" x 12' 5" (4.8m x 3.8m)

BEDROOM

14' 5" x 13' 1" (4.4m x 4.0m)

BEDROOM

13' 1" x 11' 1" (4m x 3.4m)

STORE

7' 6" x 5' 10" (2.3m x 1.8m)



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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

The only Perthshire estate agent available 7 days until 9pm

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