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Leading Perthshire Estate Agency

Nurses Cottage, Ford Road, Blair Atholl, Pitlochry, PH18 5SH

Offers Over £325,000


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ESTATE & LETTING AGENTS

Buying with Next Home

Nurses Cottage, Ford Road, Blair Atholl, Pitlochry,
PH18 5SH

Many thanks for your interest with Nurses Cottage, Ford Road, Blair Atholl, Pitlochry, PH18 5SH.

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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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

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.





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Property Summary

Next Home Estate Agents are delighted to present Nurses Cottage, a rarely available and beautifully positioned three-bedroom detached bungalow located on Ford Road in the historic and highly desirable village of Blair Atholl. Formerly the old local nurses practice, this charming home enjoys a peaceful setting at the confluence of the Rivers Tilt and Garry, surrounded by stunning Perthshire countryside and exceptional panoramic views.

Offering spacious accommodation throughout, the property has been thoughtfully designed for comfortable family living. A bright conservatory to the front perfectly frames the breathtaking scenery, creating a wonderful space to relax and enjoy the tranquil surroundings all year round. The generous lounge is warm and inviting, centred around an attractive multi-fuel stove, while the large modern kitchen diner provides an ideal setting for everyday living and entertaining.

There are three well-proportioned double bed rooms, including a principal bed room with en-suite facilities, along with ample storage and flexible living space throughout. The property further benefits from oil fired central heating and double glazing, ensuring comfort and efficiency in every season.

Externally, the property enjoys a substantial wraparound garden laid mainly to lawn, offering excellent outdoor space for families, gardening enthusiasts or simply enjoying the peaceful location. A driveway provides off-street parking and leads to a single timber garage, while a garden shed and log store add further practicality.

Situated within a quiet residential location in the heart of Blair Atholl, the property combines rural charm with excellent accessibility. The nearby railway station and easy access to the A9 provide convenient transport links to Perth, Inverness and beyond.

Combining character, history and an outstanding setting, Nurses Cottage presents a rare opportunity to acquire a truly special home within one of Highland Perthshire's most sought-after villages.



Key property features

- ✓ Charming, detached bungalow
- ✓ Stunning panoramic views over the confluence of the Rivers Tilt & Garry
- ✓ Spacious accommodation throughout
- ✓ Lounge with feature multifuel stove
- ✓ Conservatory with river views
- ✓ Driveway & garage
- ✓ Double glazing & oil central heating
- ✓ Peaceful residential location
- ✓ Rare to the market
- ✓ Excellent transport links













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Have a property to sell?

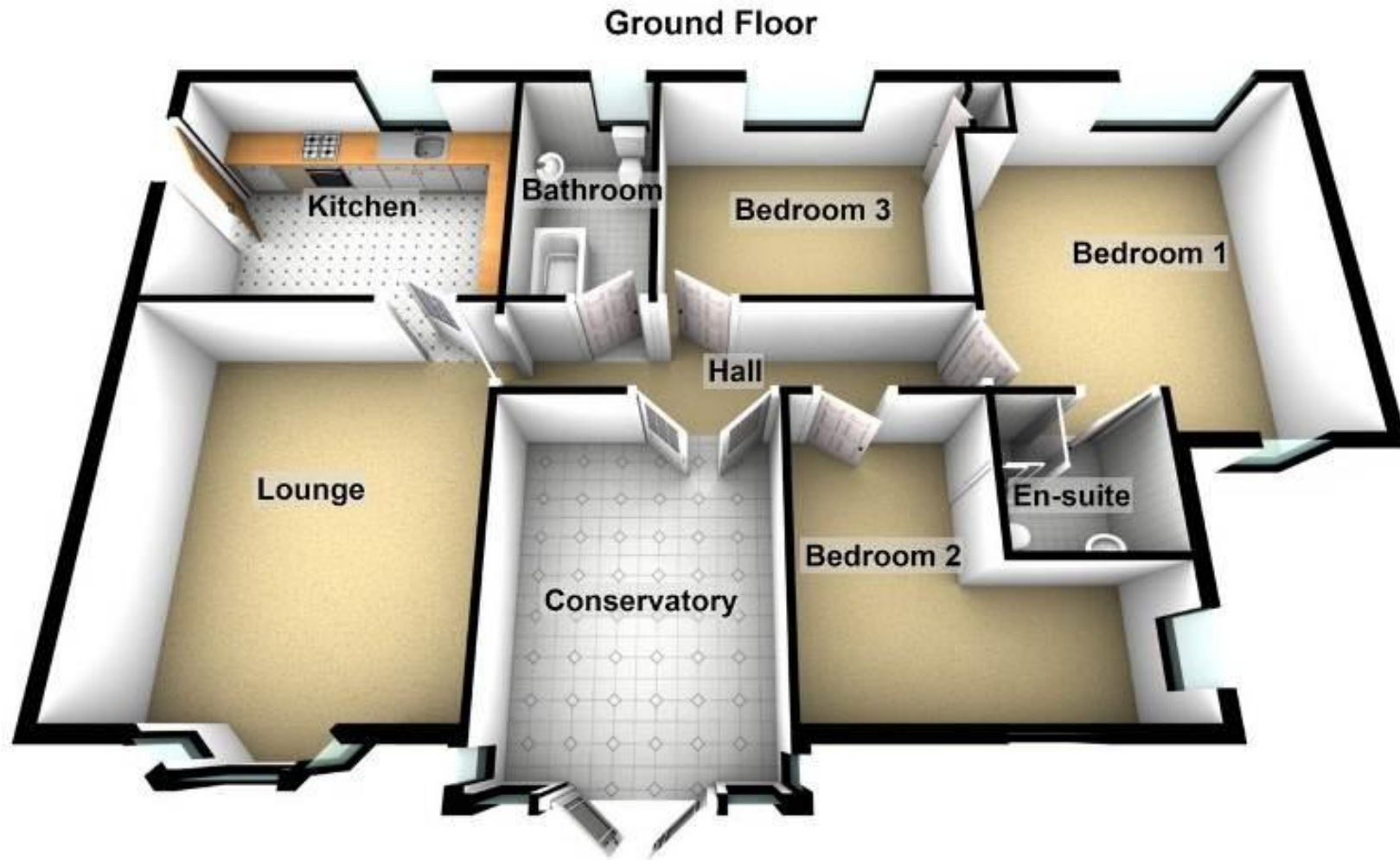
An expert from our local branch will provide you with the most accurate valuation.



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Floorplans



Property Room Sizes

LOUNGE

15' 5" x 13' 1" (4.7m x 4m)

KITCHEN/DINER

13' 9" x 10' 2" (4.2m x 3.1m)

BEDROOM 1

14' 1" x 15' 8" (4.3m x 4.8m)

ENSUITE

5' 2" x 5' 2" (1.6m x 1.6m)

BEDROOM 2

13' 9" x 11' 1" (4.2m x 3.4m)

BEDROOM 3

13' 1" x 10' 2" (4m x 3.1m)

CONSERVATORY

10' 5" x 13' 9" (3.2m x 4.2m)



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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

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