

# Buy your next home with Next Home

Leading Perthshire Estate Agency

Rowan Cottage , Higher Oakfield, Pitlochry, PH16 5HT

Offers Over £180,000

  
**NEXTHOME**  
ESTATE & LETTING AGENTS

# Buying with Next Home

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Rowan Cottage , Higher Oakfield, Pitlochry, PH16  
5HT

Many thanks for your interest with Rowan Cottage , Higher Oakfield, Pitlochry, PH16 5HT .

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

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Pitlochry is a picturesque Highland town renowned for its stunning scenery, welcoming community, and vibrant tourist appeal.

Surrounded by mountains, lochs, and forests, it offers endless opportunities for walking, cycling, fishing, and outdoor pursuits. The town itself boasts a variety of independent shops, cafés, restaurants, and cultural attractions, including the famous Pitlochry Festival Theatre and two whisky distilleries. Excellent transport links include a mainline railway station with services to Inverness, Perth, and Edinburgh, making Pitlochry ideal for both residents and visitors.

A mix of traditional stone villas, cottages, and modern homes makes it a highly desirable place to live.



# Property Summary

Next Home are delighted to bring to the market this rare opportunity to purchase this charming two-bedroom ground floor apartment, set within a highly sought-after and peaceful area of Pitlochry.

The accommodation is both bright and well-proportioned throughout. There is an entrance porch to the front, although the sunroom is most commonly used as the main access point. This delightful space provides room for a variety of furniture while enjoying a high degree of privacy and pleasant outlooks—perfect for relaxing or entertaining.

The kitchen is well laid out and leads through to a useful utility room, adding to the practicality of the home.

A spacious lounge offers a comfortable living environment, complete with a charming window seating area.

There are two generous double bedrooms, both benefitting from built-in storage. The principal bedroom is served by an en-suite bathroom, while a separate shower cubicle and WC provide additional convenience for the household.

Externally, the property truly stands out. A large patio area provides a versatile space that can be used for off-street parking or outdoor dining, all while enjoying lovely views and a private setting. The main feature, however, is the substantial private garden to the side. Currently tiered and beautifully stocked with a variety of plants and shrubs, the garden offers fantastic potential for further landscaping, extending the patio, or creating additional parking.

Further benefits include gas central heating and double glazing throughout.



# Key property features

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- ✓ Rare to the market
- ✓ Ideal for a first-time buyer
- ✓ Large garden
- ✓ Sunroom
- ✓ Off-street parking
- ✓ Great views
- ✓ Close to town centre
- ✓ Principal en-suite
- ✓ Quiet location
- ✓ Popular residential area









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.

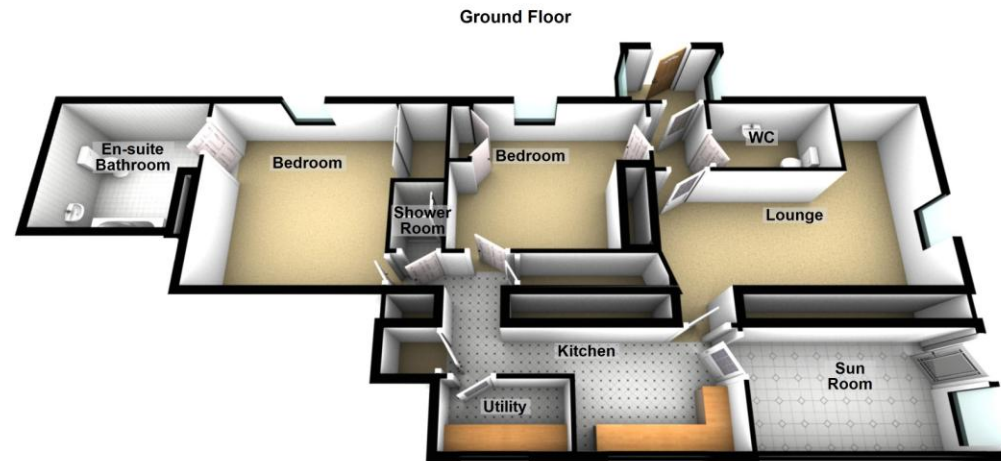


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# Floorplans

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# Property Room Sizes

**PORCH**

**HALL**

**LOUNGE**

*15' 0" x 13' 0" (4.57m x 3.96m)*

**SUN ROOM**

*10' 5" x 7' 3" (3.18m x 2.21m)*

**KITCHEN**

*8' 5" x 7' (2.57m x 2.13m)*

**UTILITY ROOM**

*6' 2" x 5' (1.88m x 1.52m)*

**BEDROOM**

*14' 2" x 9' 3" (4.32m x 2.82m)*

**ENSUITE**

*7' 8" x 6' (2.34m x 1.83m)*

**BEDROOM**

*9' 8" x 8' 9" (2.95m x 2.67m)*

**SHOWER ROOM**

**WC**

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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