



5 Garryside, Blair Atholl, Pitlochry, PH18 5SN

Offers Over £230,000

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**NEXTHOME**  
ESTATE & LETTING AGENTS

# Buying with Next Home

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5 Garryside, Blair Atholl, Pitlochry, PH18 5SN

Many thanks for your interest with 5 Garryside, Blair Atholl, Pitlochry, PH18 5SN.

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# About the Area

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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

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Next Home are delighted to bring to the market this beautifully renovated two bedroom semi-detached traditional cottage, peacefully situated within the picturesque Highland village of Blair Atholl. Professionally renovated in March 2025, the property effortlessly combines period charm with high-quality contemporary finishes to create a truly turnkey home.

The accommodation begins with a welcoming entrance hall featuring elegant oak flooring, a bespoke built-in coat and shoe rack, and loft access via a fitted ladder. From here, you are welcomed into the lounge, a warm and inviting space that forms the heart of the home. A Parkray wood-burning stove creates a wonderful focal point, while a charming reading nook and useful built-in storage enhance both the character and practicality of the room.

The kitchen/dining room has been beautifully appointed with a quality Magnet kitchen, integrated AEG and Bosch appliances and ample space for dining, making it ideal for everyday living and entertaining. A separate pantry with bespoke shelving provides excellent additional storage.

There are two generous double bedrooms, both enjoying attractive views towards Tulloch Hill, while the stylish family bathroom has been finished to an exceptional standard and benefits from thermostatically controlled electric underfloor heating.

The extensive renovation extends far beyond cosmetic improvements. Significant insulation works have enhanced the property's energy efficiency, improving the EPC rating from **E to D**. Further upgrades include a Hive smart heating system, high-pressure hot water system, integrated smoke, heat and carbon monoxide alarm system, luxury flooring and carpets throughout and professionally reinforced attic storage with lighting and electrics.

Externally, the property enjoys attractive gardens to the front, predominantly laid to lawn with mature planting and open views towards Beinn a' Ghlo. A driveway provides off-street parking for two vehicles, while a shared driveway to the side leads to a private rear shared courtyard—an ideal space for relaxing or entertaining.

A charming cottage in true move-in condition, located within one of Perthshire's most desirable villages, offering an exceptional lifestyle opportunity.



# Key property features

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- ✓ Immaculately presented
- ✓ Beautiful Highland Perthshire village location
- ✓ Hive smart heating system
- ✓ Parkray wood-burning stove
- ✓ Magnet kitchen with AEG & Bosch appliances
- ✓ Professionally reinforced attic storage
- ✓ Ample off-street parking
- ✓ 3 outbuildings
- ✓ Shared courtyard
- ✓ Views towards Beinn a' Ghlo & Tulloch Hill
- ✓ Electric underfloor heating to the family bathroom











# Floorplans

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Floor Plan



# Property Room Sizes

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## **ENTRANCE HALL**

*13' 1" x 5' 1" (3.99m x 1.55m)*

## **LOUNGE**

*13' 5" x 13' 0" (4.09m x 3.96m)*

## **KITCHEN/DINER**

*11' x 10' 1" (3.35m x 3.07m)*

## **BEDROOM**

*12' 1" x 9' 7" (3.68m x 2.92m)*

## **BEDROOM**

*10' 7" x 10' (3.23m x 3.05m)*

## **BATHROOM**

*8' 9" x 5' 6" (2.67m x 1.68m)*



# NEXTHOME

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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

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Email [sales@nexthomeonline.co.uk](mailto:sales@nexthomeonline.co.uk)

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