



3 Croftcroy, Croftinloan, Pitlochry, PH16 5TG



NEXT HOME™
ESTATE & LETTINGS AGENTS

Offers Over £380,000



A unique and contemporary FOUR/FIVE bedroom detached villa situated amongst just a small cluster of other properties within the desirable hamlet of Croftinloan on the fringe of the historic town of Pitlochry.

The property offers spacious and versatile accommodation over two floors and combines many quirky features including high ceilings with solid wood beams and large picture windows affording an array of natural light.

The accommodation comprises: entrance vestibule, family room/bedroom 5, spacious lounge, W.C., dining kitchen, utility room, 4 bedrooms, two of which are en-suite and a family bathroom. On the first-floor there is also a large open gallery landing which could be suitable for a variety of uses including a study/lounging area. The property is double glazed and has oil central heating which is underfloor throughout. EPC Rating C.

Early viewing is highly recommended to appreciate the quality and quantity of accommodation on offer.

AREA

The town offers a variety of local facilities and amenities including shopping, banking, doctors surgery, good schooling, railway station and a community hospital. Pitlochry is a very popular holiday destination and attractions include the Fish Ladder, Pitlochry Festival Theatre and Blair Castle. There are a wide range of outdoor leisure facilities available in and around the town and the town is bypassed by the A9 trunk route providing easy access to the North and South.

Entrance Hall

3.23m x 1.65m (10'7" x 5'5") Entered via a glazed front door with adjacent screen and window, the vestibule has tiling to the floor and inset lighting to the ceiling.

Next Home Estate Agents

63 – 65 George Street,
Perth,
01738 44 43 42

1a James Square,
Crieff,
01764 65 00 44

211 High Street,
Auchterarder,
01764 66 36 66

41 – 43 Allan Street,
Blairgowrie,
01250 39 80 02

21 Atholl Road,
Pitlochry,
01796 54 80 14



Family room/Bedroom 5

5.08m x 3.18m (16'8" x 10'5") A versatile room entered from the vestibule via a glazed door and with door and window to the front. Hardwood floor covering. Inset lighting to the ceiling.

Lounge

9.55m x 5.21m (31'4" x 17'1") A very spacious and bright public room with windows to the front and rear and two doors providing access to the garden. Hardwood floor covering. Inset lighting to the ceiling. Feature fireplace. Telephone and television points. Large under stair storage cupboard.

Dining Kitchen

5.31m x 4.93m (17'5" x 16'2") A very bright and spacious room with windows to the side and rear and a door providing access to the garden. The kitchen is fitted with a range of wall and base units in wood with contrasting work surfaces and splash back. Moulded sink with mixer tap. Integrated dishwasher and microwave. Fridge freezer. Smeg cooker with extractor over. There is floor tiling within the kitchen area and hardwood flooring within the dining area. Television point. Dimmer switch lighting to the ceiling.

Utility Room

2.51m x 1.91m (8'3" x 6'3") Accessed off the kitchen, the utility room is fitted with base units with space under for a washing machine. The boiler has just been replaced within recent months. Tiled flooring. Glazed door to the rear.

Next Home Estate Agents

63 – 65 George Street,
Perth,
01738 44 43 42

1a James Square,
Crieff,
01764 65 00 44

211 High Street,
Auchterarder,
01764 66 36 66

41 – 43 Allan Street,
Blairgowrie,
01250 39 80 02

21 Atholl Road,
Pitlochry,
01796 54 80 14



W.C.

1.80m x 1.45m (5'11" x 4'9") Fitted with a white suite comprising W.C. with concealed cistern and semi pedestal bowl wash hand basin. Tiling to the floor. Chrome ladder towel rail. Window to the rear. Inset lighting to the ceiling.

Landing

5.11m x 4.39m (16'9" x 14'5") A carpeted staircase provides access to the first floor landing which is sizeable and as previously mentioned can be used for an variety of different uses. Attractive high ceiling with feature wood beams. Two velux windows providing additional light. Large walk in storage cupboard.

Bedroom 1

5.00m x 4.72m (16'5" x 15'6") A very spacious double bedroom with window to the front and side. and Velux window to the rear. Attractive beam features and inset LED lighting to the ceiling. Carpet. Dressing area.

En-suite

1.70m x 1.68m (5'7" x 5'6") Fitted with a white suite comprising W.C. with concealed cistern, semi pedestal wash hand basin and bath with shower over. Partial tiling to the walls and complementary tiling to the floor. Inset lighting to the ceiling. Windows to the front and side.

Bedroom 2

3.43m x 3.28m (11'3" x 10'9") A further double bedroom with windows to the front and side. Carpet. Beam feature to the ceiling.

Next Home Estate Agents

63 – 65 George Street,
Perth,
01738 44 43 42

1a James Square,
Crieff,
01764 65 00 44

211 High Street,
Auchterarder,
01764 66 36 66

41 – 43 Allan Street,
Blairgowrie,
01250 39 80 02

21 Atholl Road,
Pitlochry,
01796 54 80 14



En-suite

2.77m x 1.17m (9'1" x 3'10") Fitted with a white suite comprising: W.C. with concealed cistern, semi pedestal wash hand basin and shower cubicle with rain shower over. Window to the rear. Partial tiling to the walls and complementary tiling to the floor. Chrome ladder towel rail. Beam feature and LED lighting to the ceiling.

Bedroom 3

3.89m x 2.57m (12'9" x 8'5") A spacious bedroom with windows to the front and side. Beam feature to the ceiling. Carpet.

Bedroom 4

3.89m x 2.57m (12'9" x 8'5") A spacious bedroom with windows to the front and side. Beam feature to the ceiling. Carpet.

Bathroom

2.49m x 1.96m (8'2" x 6'5") Fitted with a white suite comprising: W.C. with concealed cistern, semi pedestal wash hand basin and bath with rain shower over. There is partial tiling to the walls and complementary tiling to the floor. Window to the rear and additional Velux window. Chrome ladder towel rail. Beam feature and inset lighting to the ceiling.

External

The property is situated within sizeable garden grounds which are predominantly laid to lawn. A large gravel chipped driveway provides off street parking and leads to a detached double garage. There is also a large floored loft above the garage. The rear garden is tiered and at the top there is an attractive area of decking affording magnificent views and providing an ideal haven for relaxation and socialising.

Next Home Estate Agents

63 – 65 George Street,
Perth,
01738 44 43 42

1a James Square,
Crieff,
01764 65 00 44

211 High Street,
Auchterarder,
01764 66 36 66

41 – 43 Allan Street,
Blairgowrie,
01250 39 80 02

21 Atholl Road,
Pitlochry,
01796 54 80 14



63 – 65 George Street,
Perth,
01738 44 43 42

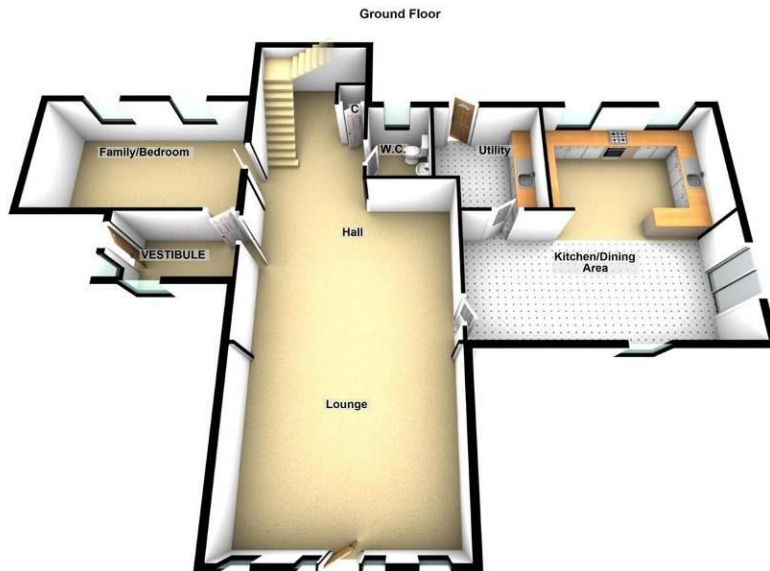
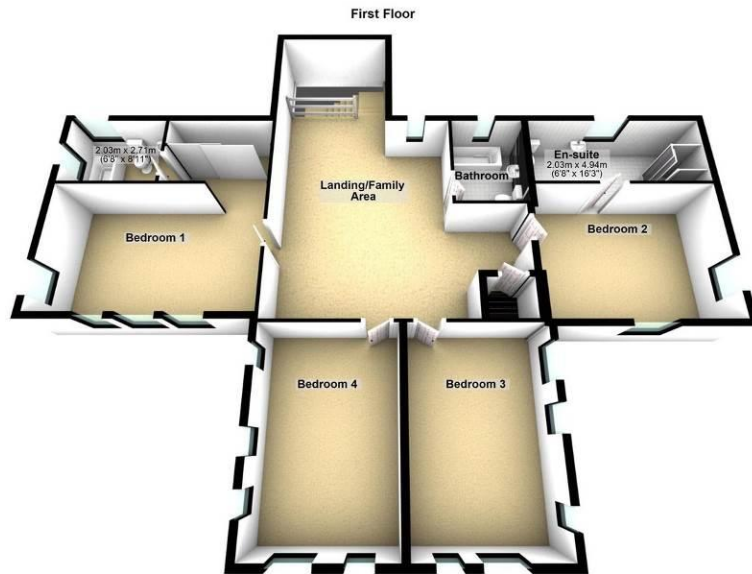
1a James Square,
Crieff,
01764 65 00 44

Next Home Estate Agents

211 High Street,
Auchterarder,
01764 66 36 66

41 – 43 Allan Street,
Blairgowrie,
01250 39 80 02

21 Atholl Road,
Pitlochry,
01796 54 80 14





Valuation on your own property

Valuation on your own property: If you would like to know how much your property might achieve in today's market, we are pleased to offer a free market appraisal with no obligation. We are now available 7 days till 9pm - just call 01738 444342 to arrange an appointment.

www.nexthomeonline.co.uk

Next Home Estate Agents
63 – 65 George Street, Perth – 01738 44 43 42
41 – 43 Allan Street, Blairgowrie – 01796 54 80 14
21 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

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.