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Presented to market in exceptional condition throughout is this architecturally designed, four bedroom, detached villa with beautifully landscaped gardens situated in a quiet cul de sac within the picturesque and highly desirable hamlet of Croftinloan.

Croftinloan is positioned close to Pitlochry in the heart of the beautiful Perthshire Countryside and is served by a wide range of local amenities. The town remains a popular holiday destination with ample attractions and leisure facilities. There is a main line station located in Pitlochry and the town is bypassed by the A9 trunk route providing quick access to the north and south. The nearby city of Perth lies approximately 27 miles to the south.



### AT A GLANCE

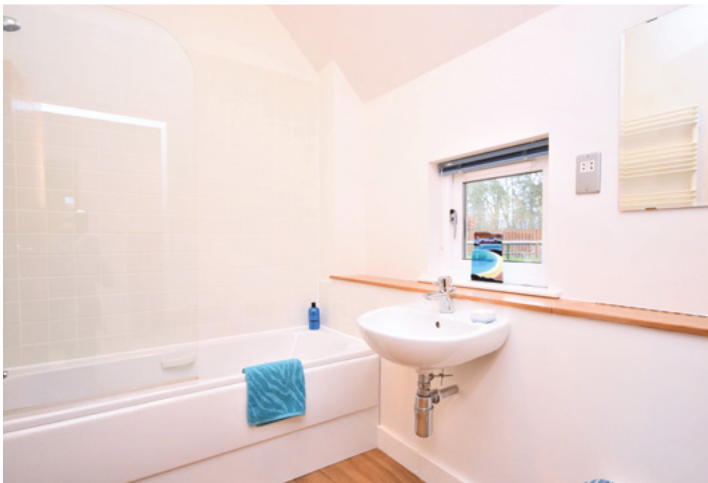
- Detached villa
- Four double bedrooms (principal and bedroom two both benefit from en suite shower rooms)
- Dining hall
- Formal lounge
- Large re-fitted kitchen and family room
- Beautifully maintained and extensively landscaped garden

### THE FINER DETAIL

- Beautifully landscaped gardens
- Cloakroom and WC
- Underfloor heating
- Solid oak floors
- Utility room with garage and rear door access
- Double garage
- Large sun-deck area
- EPC Band C













Accommodation is formed over two floor levels, measures 1829 sqft and in full comprises; entrance vestibule with cloakroom and WC, well-proportioned dining hall, formal lounge, impressive open plan, recently re-fitted large kitchen and family room with dual French doors leading to two separate terraces and completing the ground floor accommodation is a useful re-fitted utility room with garage and rear door access. A staircase with feature ladder-style window leads to the open upper landing and four double bedrooms plus a family bathroom. The principal bedroom benefits from a recently re-fitted en suite shower room and bedroom two also benefits from an en suite shower room. There is a fantastic first floor balcony overlooking the rear garden which can be accessed from the

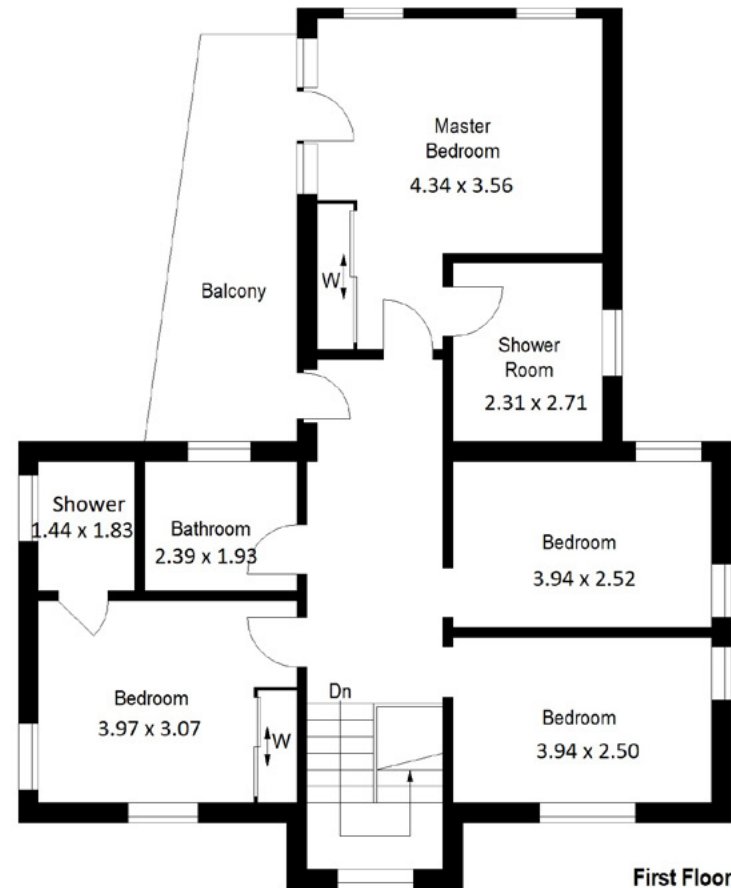
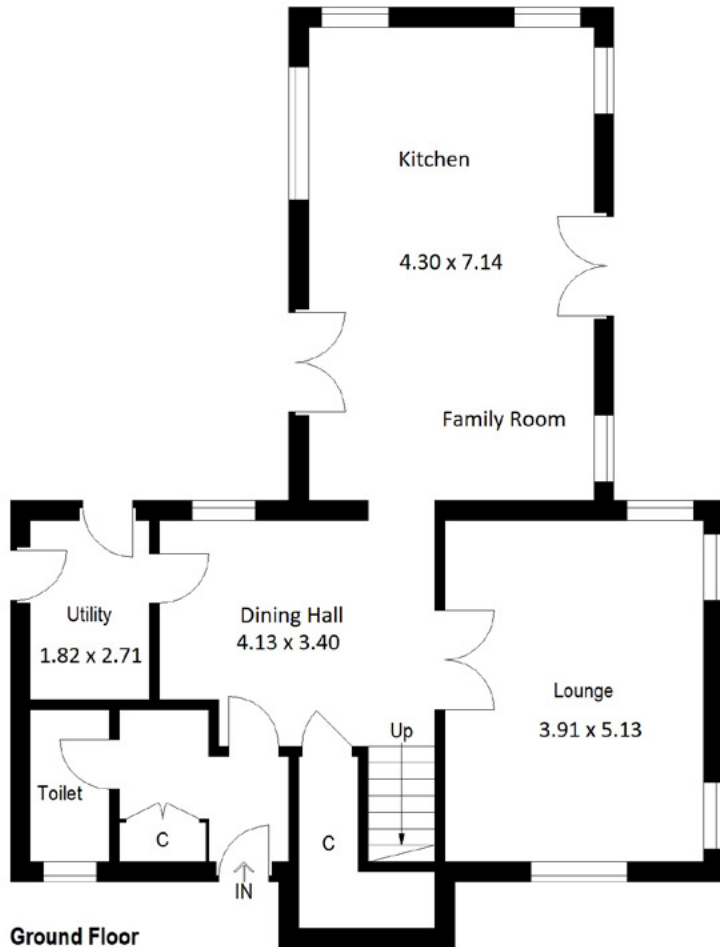
principal bedroom and landing. The property is immaculately presented throughout and offers well-proportioned spacious accommodation with many individual features and large windows provide an abundance of natural sunlight into every room.

To the front of the property is a low maintenance garden with stone chipped driveway providing off street parking for a number of cars and leading to a double garage. To the rear of the property is a beautifully maintained and extensively landscaped garden which is fully enclosed by fencing and hedging and has a large sun-deck area providing the perfect spot for BBQ's and socialising with friends in the summer months.









**5 CROFTCROY**  
**CROFTINLOAN**  
**PITLOCHRY PH16 5TG**

EPC Band C

Approx gross internal area 1829 sqft | 170 sqm

Property reference XM1912

Whilst this brochure has been prepared with care, it is not a report on the condition of the property. Its terms are not warranted and do not constitute an offer to sell. All area and room measurements are approximate only. Floorplans are for illustration only and may not be to scale. All measurements are taken from longest and widest points.







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