



Dunmore, 25 Bonnethill Road, Pitlochry, PH16 5ED

Offers Over **£580,000**



51 Atholl Road, Pitlochry. PH16 5BU  
01796 472606

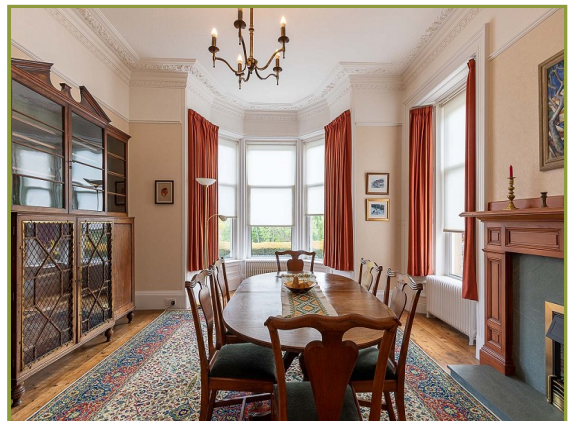
J&H Mitchell <sup>WS</sup>  
SOLICITORS & ESTATE AGENTS  
— Since 1836 — 



**Dunmore,  
25 Bonnethill Road,  
Pitlochry, PH16 5ED**

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**£580,000**

We are delighted to present to you this substantial Victorian detached villa situated in an elevated town centre location in the bustling town of Pitlochry.



Built around 1875, this vast property comprises a welcoming entrance vestibule and hall, with a beautiful original timber staircase leading to the first floor. On the ground floor you will find a bright and spacious lounge with dual aspect windows, including a bay window overlooking the well-maintained and attractive garden, a diningroom with same, a kitchen with wall and base units and open fire with fireplace. To the rear of the property, on the ground floor, there is a storage room, boot room, utility, cloakroom/WC and a laundry with another staircase leading directly to bedrooms 5 & 6.

On the first floor, a double bedroom with wash hand basin and door to stairway and bedroom 6, and bathroom with shower over bath are found on your left. To your right, and up further stairs, three double bedrooms, a single bedroom, a further storage room and generous sized bathroom.

Outside, to the rear of the property, there is a drying green and single garage. Two former coal stores can be found at the rear entrance, and a further two adjoining stores can be found to the side of the property. To the front, beautifully kept gardens and views over the Church grounds and beyond.

The property benefits from gas central heating and double glazed windows. There is also driveway parking.

Viewing is strictly by appointment and highly recommended.

**Entrance Vestibule** (7' 6" x 4' 7") or (2.28m x 1.39m)

**Hallway** (27' 3" x 10' 9") or (8.31m x 3.28m)

**Lounge** (20' 4" x 15' 9") or (6.19m x 4.81m)

**Dining Room** (18' 7" x 15' 1") or (5.67m x 4.59m)

**Kitchen** (15' 10" x 10' 6") or (4.83m x 3.19m)

**Study** (15' 5" x 12' 9") or (4.69m x 3.89m)

**Laundry** (14' 6" x 11' 6") or (4.43m x 3.51m)

**Boot Room** (7' 6" x 6' 1") or (2.28m x 1.86m)

**Utility Room** (8' 6" x 8' 0") or (2.60m x 2.43m)

**Storage room** (8' 3" x 7' 7") or (2.51m x 2.30m)

**WC** (4' 7" x 3' 7") or (1.39m x 1.10m)

**Back Entrance** (8' 2" x 7' 3") or (2.50m x 2.22m)

**Master Bedroom** (16' 1" x 16' 0") or (4.90m x 4.87m)

**Bedroom 2** (10' 8" x 7' 5") or (3.24m x 2.25m)

**Bedroom 3** (15' 10" x 15' 5") or (4.83m x 4.70m)

**Bedroom 4** (14' 4" x 13' 0") or (4.37m x 3.95m)

**Bedroom 5** (15' 3" x 11' 0") or (4.65m x 3.36m)

**Bathroom** (11' 9" x 9' 11") or (3.57m x 3.02m)

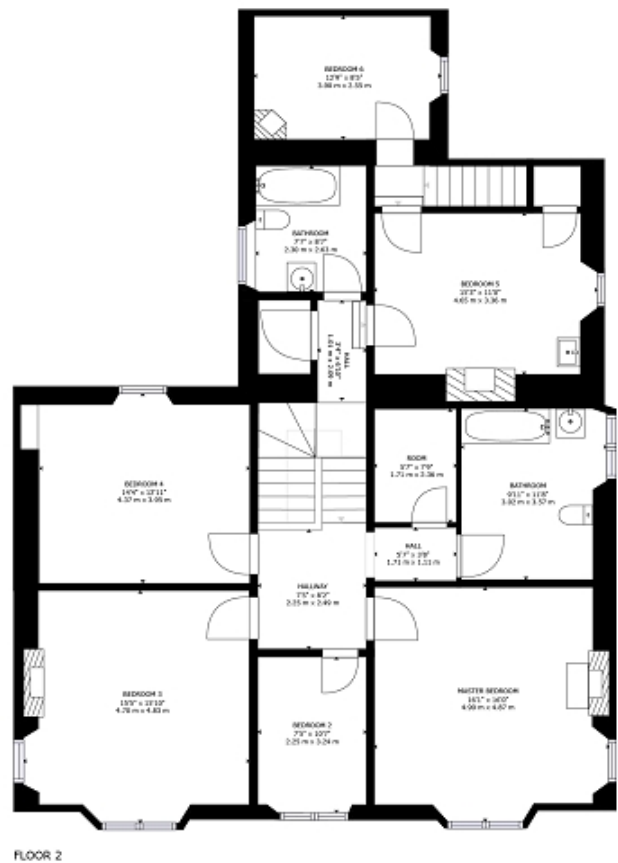
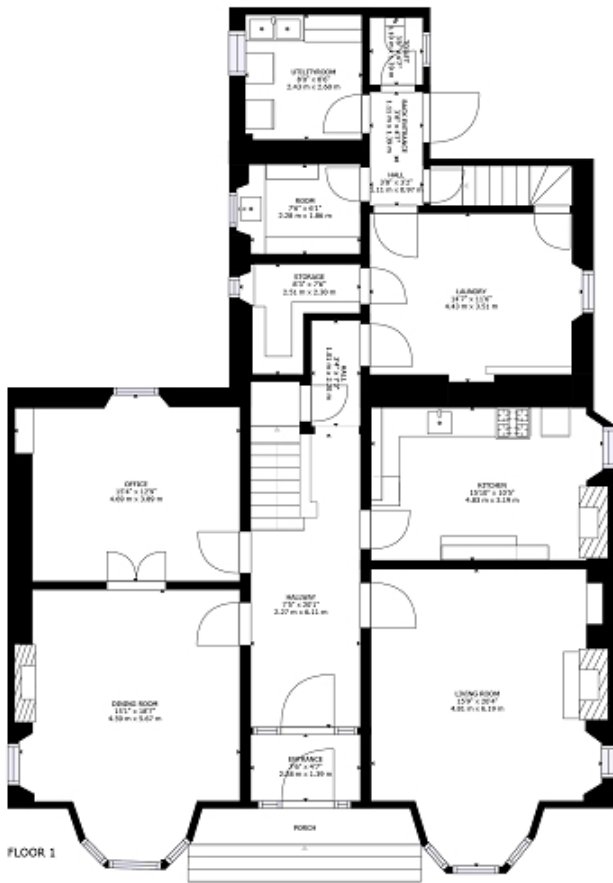
**Storage room 2** (7' 9" x 5' 7") or (2.36m x 1.71m)

**Bathroom 2** (8' 8" x 7' 7") or (2.63m x 2.30m)

### Directions

From our office on Atholl Road take the first right onto Bonnethill Road. Pass the Church on your left and the gated entrance to Dunmore can be found just after.

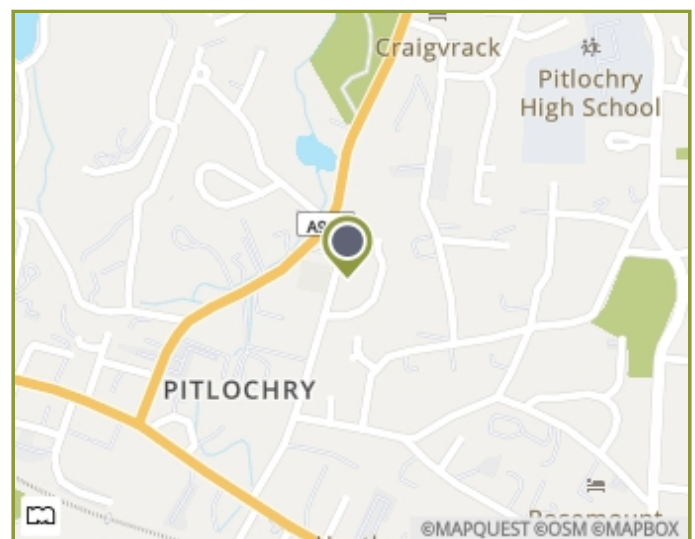




GROSS INTERNAL AREA  
 FLOOR 1: 1617 sq. ft, 150 m<sup>2</sup>, FLOOR 2: 1578 sq. ft, 147 m<sup>2</sup>  
 EXCLUDED AREAS: , PORCH: 38 sq. ft, 3 m<sup>2</sup>  
 TOTAL: 3195 sq. ft, 297 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	53	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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These particulars have been prepared in all good faith to give a fair overall view of the property. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances referred to are given as a guide only. Purchasers must satisfy themselves as to all items included in the particulars.