



The Store House, Blair Atholl, Pitlochry, PH18 5TQ

Offers Over **£140,000**



51 Atholl Road, Pitlochry. PH16 5BU
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J&H Mitchell^{WS}
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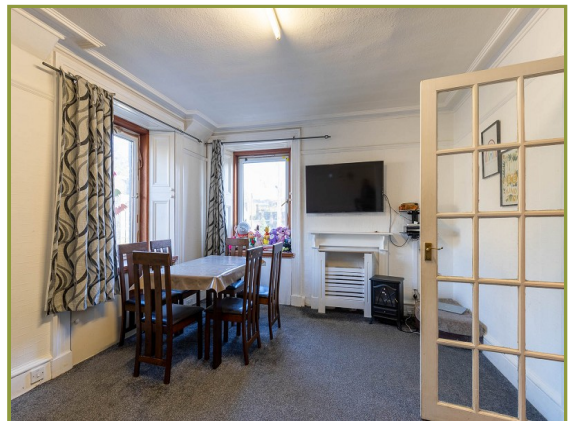




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Blair Atholl, Pitlochry,
PH18 5TQ**

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£140,000

J&H Mitchell can now present to you this purpose built three bedroom first floor flat in the beautiful and accessible village of Blair Atholl.



Blair Atholl, home to the impressive and historic Blair Castle, is a picturesque village steeped in history and surrounded by hills and glens, with the world famous House of Bruar a short distance away.

Situated a two minute walk from the train station, this property comprises a shared entrance hall with stairs leading to the first floor accommodation of hallway; living/dining room; kitchen; three double bedrooms and bathroom.

Although in need of upgrading, this property would be an ideal project, buy-to-let, or holiday home. With Blair Atholl being an ever-popular destination for visitors, this property could well be an interesting investment.

Viewing is strictly by appointment via J&H Mitchell.

Hallway (23' 8" x 9' 1") or (7.21m x 2.77m)

Living/Dining Room (17' 8" x 13' 4") or (5.39m x 4.07m)

Kitchen (15' 0" x 9' 6") or (4.56m x 2.89m)

Bedroom 1 (13' 1" x 11' 10") or (3.98m x 3.60m)

Bedroom 2 (15' 0" x 9' 5") or (4.56m x 2.87m)

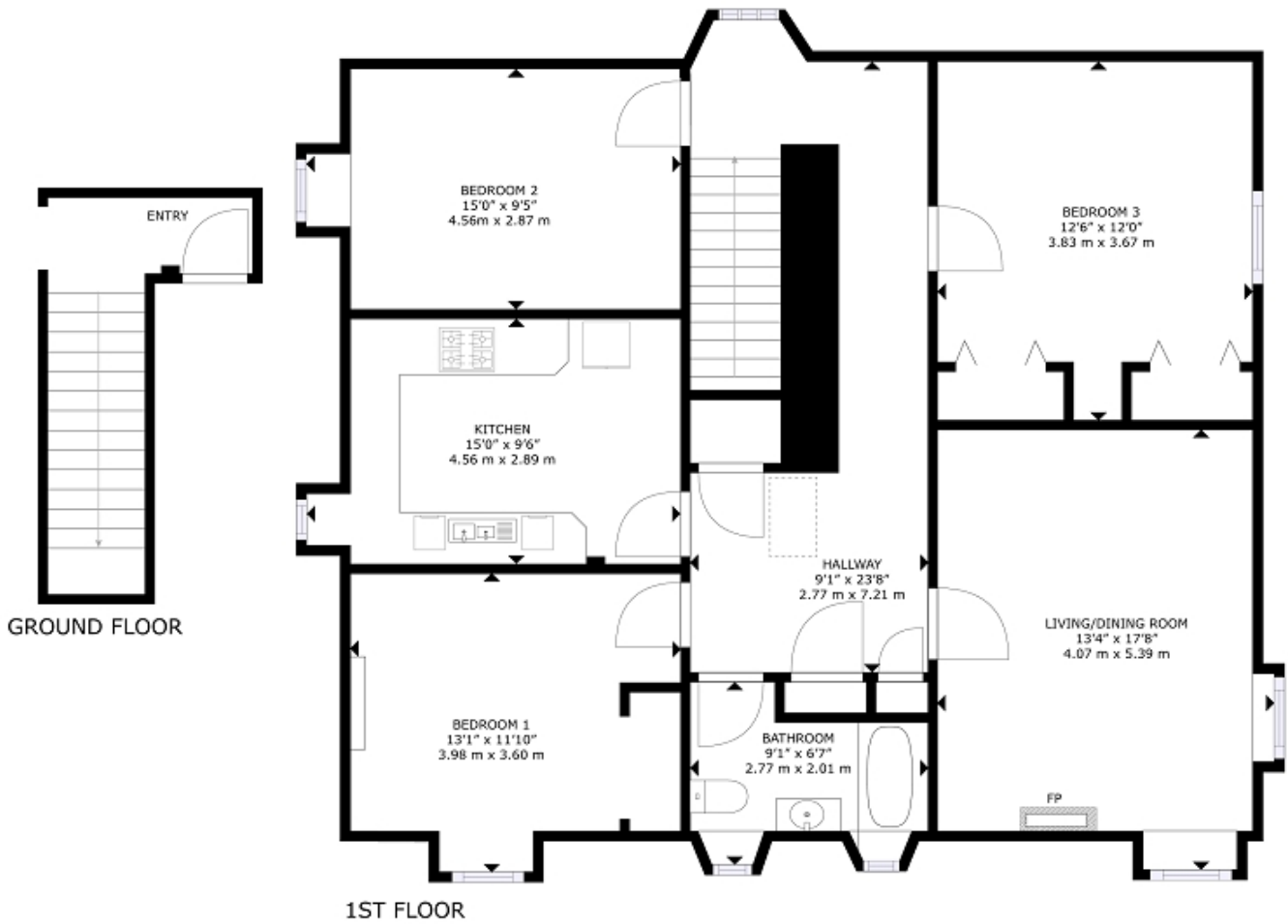
Bedroom 3 (12' 7" x 12' 0") or (3.83m x 3.67m)

Bathroom (9' 1" x 6' 7") or (2.77m x 2.01m)

Directions

From Pitlochry head north on the A9 towards Inverness for 4 1/2 miles. Take the exit for Blair Atholl and Bruar B8079 and turn right to continue along the B8079. Carry on through Bridge of Tilt and over the bridge into Blair Atholl. Follow that road, passing the entrance to Blair Castle on your right, and turn left onto Ford Road at the Atholl Arms Hotel. From there you will see the Premier Shop, where you will find the Store House above.





1ST FLOOR

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GROSS INTERNAL AREA
 1ST FLOOR: 3,105 sq. ft, 102 m²
 REDUCED HEADROOM BELOW
 2.67 M: 28 sq. ft TOTAL: 1,105 sq. ft, 102 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		67
(39-54)	E		
(21-38)	F	33	
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		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.