



The Firs Kirkmichael Blairgowrie PH10 7LY

Offers Over **£240,000**



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J&H Mitchell <sup>WS</sup>  
SOLICITORS & ESTATE AGENTS  
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**The Firs  
Kirkmichael  
Blairgowrie  
PH10 7LY**

Offers Over  
**£240,000**

We are delighted to bring to market this attractively-presented detached bungalow located in the peaceful village of Kirkmichael.





This deceptively spacious property comprises entrance porch/sun room hallway living room with log burning stove a tastefully modern fitted kitchen with utility off WC two double bedrooms and shower room. A door next to the shower room opens to a staircase leading to a good-sized attic room currently used as a third bedroom. The property benefits from oil-fired central heating and double glazing throughout. Solar panels are fitted to the front roof.



Outside a long gravelled driveway provides for plenty of off-street parking and leads to a single garage with adjoining store. To the front of the property a good-sized garden is laid mainly to lawn. To the rear a drying green log store timber shed and PVC oil tank can be found.



This property is in walk-in condition and will be a desirable and welcome addition to the market. Viewing is highly recommended and strictly by appointment.

#### Location

Kirkmichael is a lovely village located just 12 miles north-east of Pitlochry. Split in two by the River Arde Kirkmichael boasts a Church. Community Centre Hotel Village Shop and Tea Room Garage Primary School and Fire Station. Further amenities can be found in Pitlochry.



**Conservatory** (11' 11" x 9' 9") or (3.64m x 2.98m)

**Hallway** (12' 10" x 11' 0") or (3.92m x 3.35m)

**Living Room** (15' 7" x 15' 2") or (4.74m x 4.63m)

**Kitchen** (12' 0" x 10' 8") or (3.67m x 3.24m)

**WC** (6' 1" x 2' 9") or (1.85m x 0.84m)

**Bedroom 1** (11' 11" x 10' 8") or (3.63m x 3.26m)

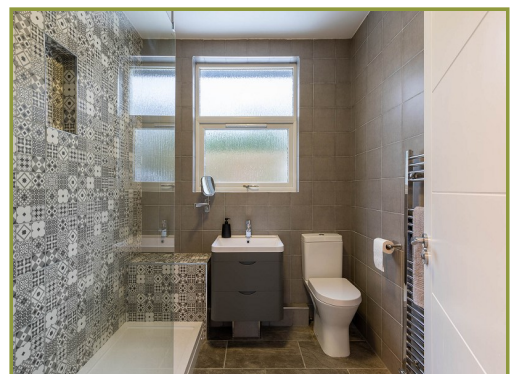
**Bedroom 2** (10' 10" x 10' 5") or (3.30m x 3.17m)

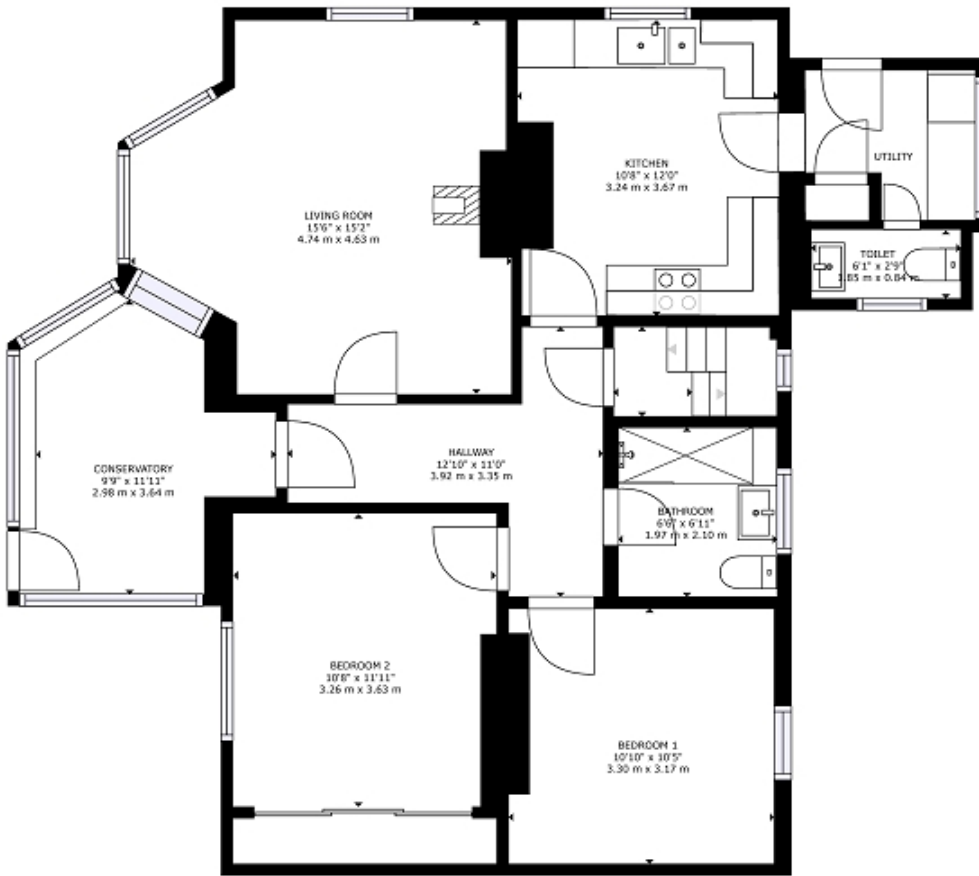
**Attic room** (14' 5" x 10' 4") or (4.39m x 3.15m)



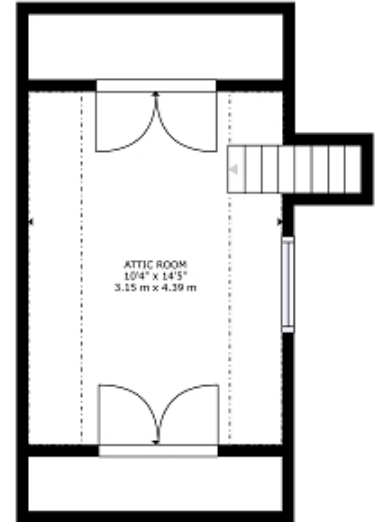
#### Directions

When entering Kirkmichael from Pitlochry take a right over the bridge and follow the road round to the right then to left. Continue along a short way and you will find The Firs on your right before Sillerburn. If entering from Blairgowrie take a left over the bridge and follow instructions above.





FLOOR 1



FLOOR 2

### The Firs, Kirkmichael, PH10 7LY

GROSS INTERNAL AREA  
 FLOOR 1: 836 sq. ft., 78 m<sup>2</sup>, FLOOR 2: 148 sq. ft., 14 m<sup>2</sup>  
 EXCLUDED AREAS: , CONSERVATORY: 95 sq. ft., 9 m<sup>2</sup>  
 VERANDA: 37 sq. ft., 3 m<sup>2</sup>, REDUCED HEADROOM BELOW 1.5M: 68 sq. ft., 6 m<sup>2</sup>  
 TOTAL: 985 sq. ft., 91 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>		
(69-80)	<b>C</b>		74
(55-68)	<b>D</b>	65	
(39-54)	<b>E</b>		
(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.