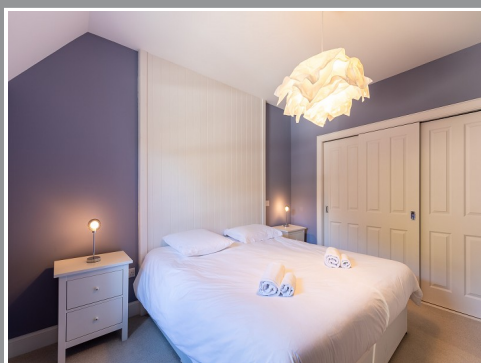




73 Atholl Road, Pitlochry, PH16 5BL

Offers Over **£220,000**



51 Atholl Road, Pitlochry. PH16 5BU
01796 472606

J&H Mitchell^{WS}
SOLICITORS & ESTATE AGENTS
— Since 1836 —





**73 Atholl Road,
Pitlochry,
PH16 5BL**

Offers Over
£220,000

J&H Mitchell are delighted to bring to market this attractively-presented two bedroom flat in a town centre location in Pitlochry.



This stunning property is finished to a high standard with neutral decor throughout, and comprises a good sized living room with dual aspect windows allowing for lots of natural light, with a modern and tasteful galley kitchen off; two double bedrooms, both with built-in wardrobes; snug/extra bedroom; two shower rooms and utility room. The bespoke layout of this property adds to its charm. The property benefits from electric heating and double glazing throughout.



Outside, there is a small courtyard garden at the entrance of the property and two allocated parking spaces to the rear.

This property can be available as fully furnished by separate negotiation. Viewing is highly recommended and strictly by appointment.



Entrance Vestibule

(5' 11" x 5' 8") or (1.81m x 1.72m)

Shower Room

(6' 8" x 5' 3") or (2.03m x 1.61m)

Utility Room

(9' 3" x 9' 9") or (2.83m x 2.97m)

Snug

(14' 6" x 10' 7") or (4.42m x 3.22m)

Living Room

(16' 6" x 16' 3") or (5.02m x 4.96m)

Kitchen

(10' 11" x 7' 6") or (3.33m x 2.28m)

Bedroom 1

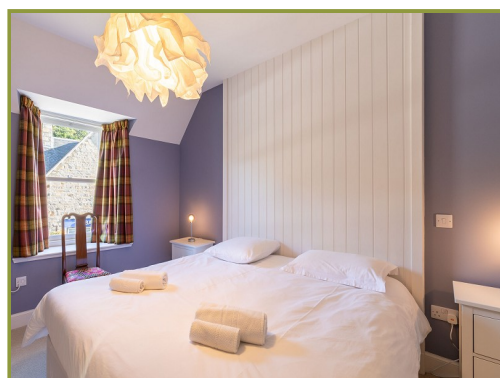
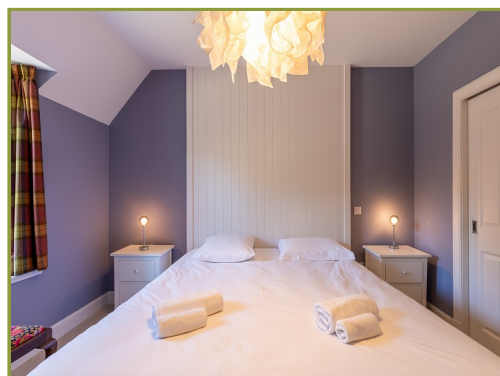
(16' 7" x 12' 4") or (5.05m x 3.76m)

Bedroom 2

(11' 2" x 12' 3") or (3.40m x 3.73m)

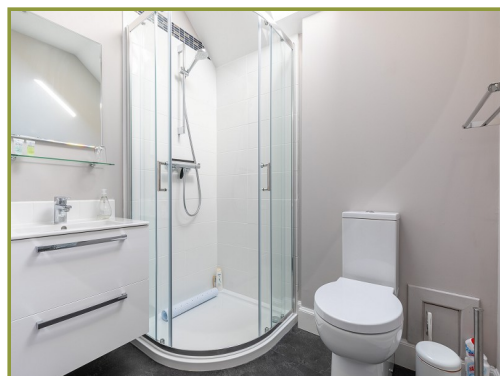
Shower Room

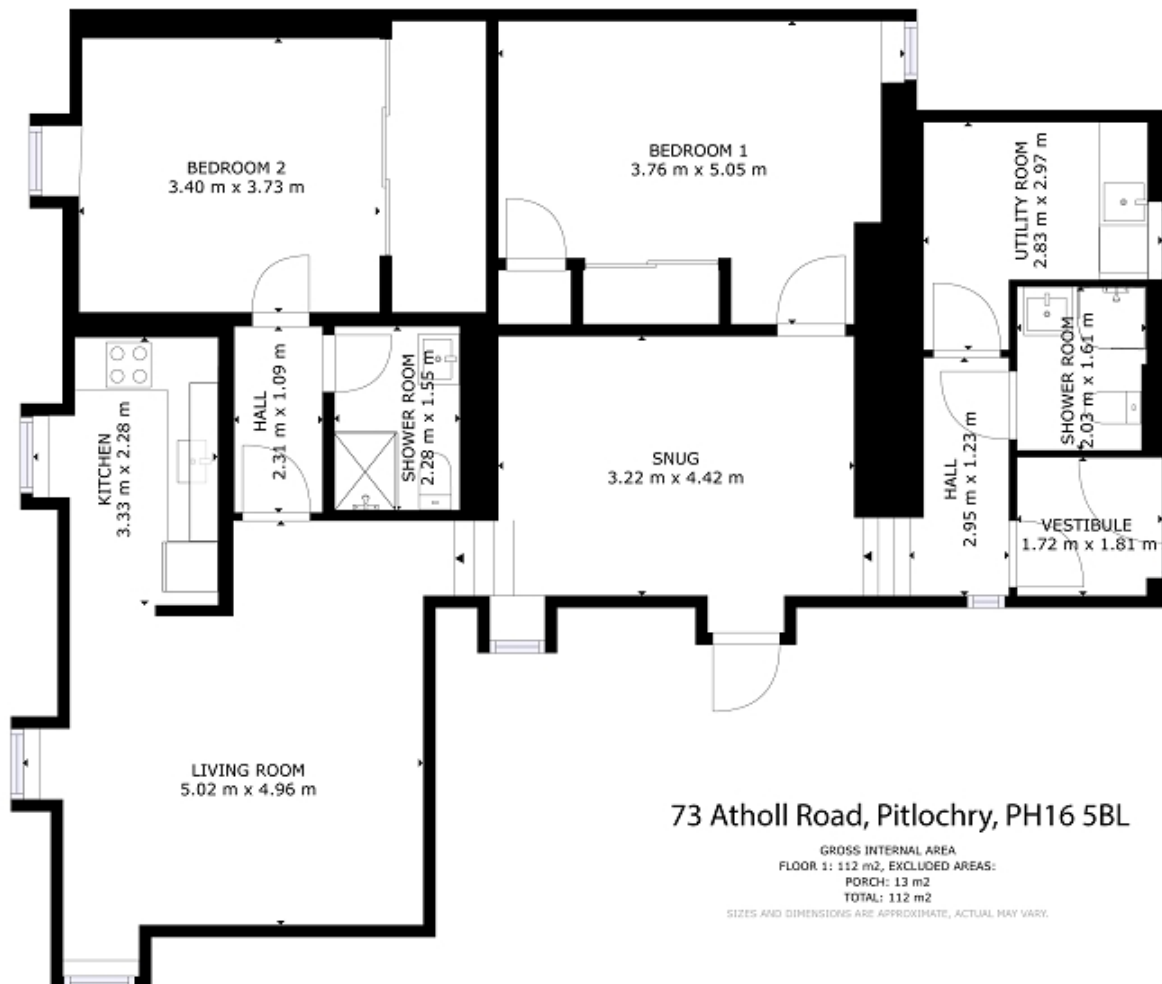
(7' 6" x 5' 1") or (2.28m x 1.55m)




Directions

From our office on Atholl Road, continue along and take the left turn into The Coach House and you will find the entrance to No. 73 on your left.





Energy Efficiency Rating

| | Current | Potential |
|--|---------|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | 69 | 71 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (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.

J H Mitchell
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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.