



Four Seasons, 12a Higher Oakfield, Pitlochry, PH16 5HT

Offers Over **£350,000**



51 Atholl Road, Pitlochry. PH16 5BU  
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J&H Mitchell<sup>WS</sup>  
SOLICITORS & ESTATE AGENTS  
— Since 1836 — 



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Offers Over  
**£350,000**

J&H Mitchell are delighted to bring to market this versatile four bedroom detached property located close to the town centre in the ever popular town of Pitlochry.



The accommodation, over three floors, comprises entrance hall, open-plan living/dining/kitchen with utility room off, double bedroom and bathroom on the ground floor. On the first floor you will find generous sleeping accommodation with three double bedrooms, one with additional space ideal for a nursery or dressing area, or even an extraguest room, and a shower room. The top attic floor comprises further living room accommodation which could easily be adapted into a further bedroom.

The property is immaculately presented with bright and neutral decor, and warmth is provided by gas central heating and double glazing throughout.

Outside, a gravelled driveway provides for off-street parking and a pleasant raised seating area to enjoy the Scottish summer evenings.

The property is currently a self-catering holiday but would make a comfortable family home. Viewing is highly recommended and strictly by appointment.

**Entrance** (9' 3" x 5' 11") or (2.83m x 1.80m)

**Entrance Hall** (9' 11" x 5' 10") or (3.02m x 1.79m)

**Bedroom 1** (15' 2" x 10' 1") or (4.63m x 3.07m)

**Bathroom** (8' 6" x 6' 9") or (2.59m x 2.06m)

**Dining Room** (11' 6" x 8' 0") or (3.50m x 2.44m)

**Living Room** (13' 9" x 11' 8") or (4.20m x 3.55m)

**Kitchen** (17' 11" x 8' 11") or (5.46m x 2.72m)

**Utility Room** (10' 0" x 8' 6") or (3.05m x 2.59m)

**Hallway** (17' 5" x 6' 1") or (5.31m x 1.86m)

**Bedroom 2** (15' 3" x 11' 4") or (4.65m x 3.45m)

**Bedroom 3** (12' 3" x 11' 4") or (3.73m x 3.46m)

**Bedroom 4** (15' 3" x 10' 0") or (4.65m x 3.05m)

**Bedroom 5** (12' 2" x 10' 1") or (3.71m x 3.08m)

**Shower Room** (6' 1" x 5' 1") or (1.86m x 1.54m)

**Family Room** (28' 8" x 14' 8") or (8.75m x 4.47m)

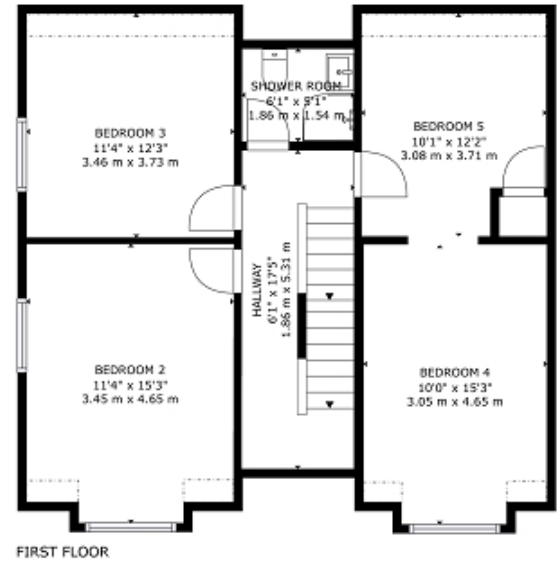
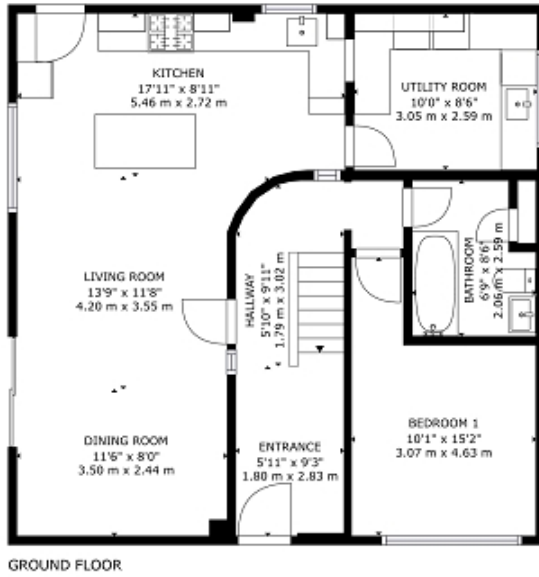
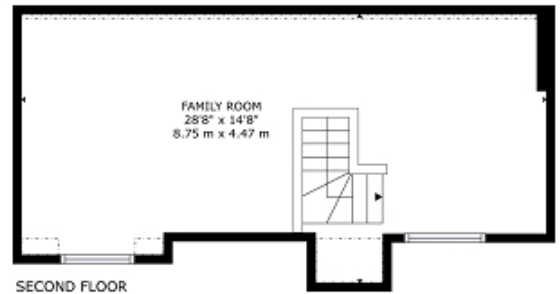
## Directions

From our office on Atholl Road turn right onto Bonnethill Road then right again onto Toberargan Road, veering right onto Higher Oakfield. Continue along passing Knockendarroch House. You will find the entrance to Four Seasons on your right immediately after Rosemount Hotel.



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GROSS INTERNAL AREA  
 FLOOR 1: 811 sq. ft, 75 m<sup>2</sup>, FLOOR 2: 710 sq. ft, 66 m<sup>2</sup>  
 FLOOR 3: 342 sq. ft, 32 m<sup>2</sup>, EXCLUDED AREAS:  
 REDUCED HEADROOM BELOW 1.5M: 56 sq. ft, 5 m<sup>2</sup>  
 TOTAL: 1862 sq. ft, 173 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		79
(55-68)	<b>D</b>	65	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<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.