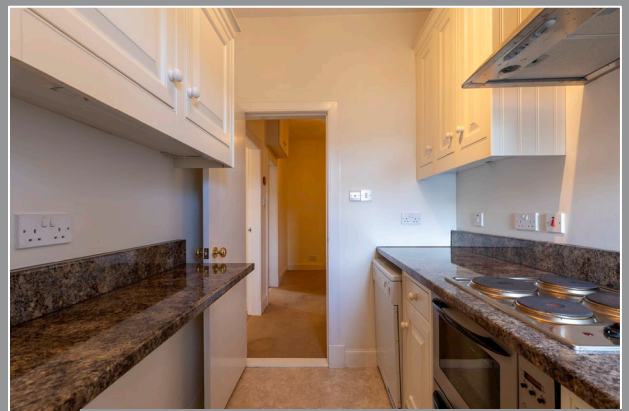
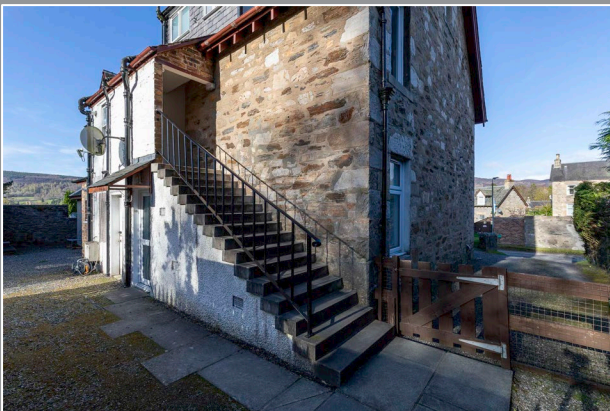




22 Murray Place, Pitlochry, PH16 5EE
Offers Over £165,000



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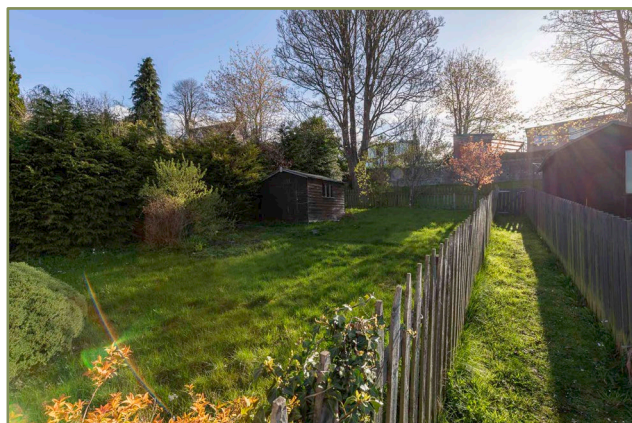
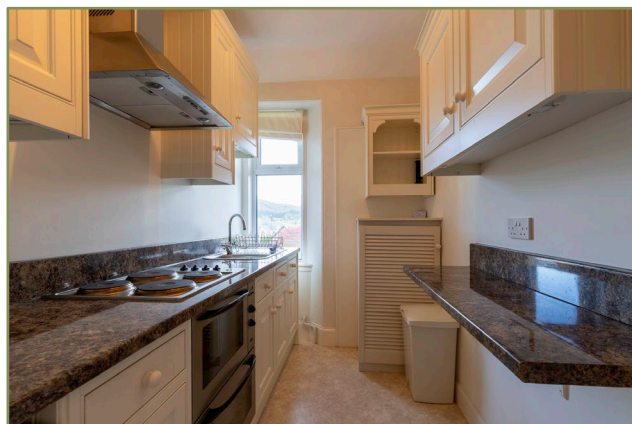




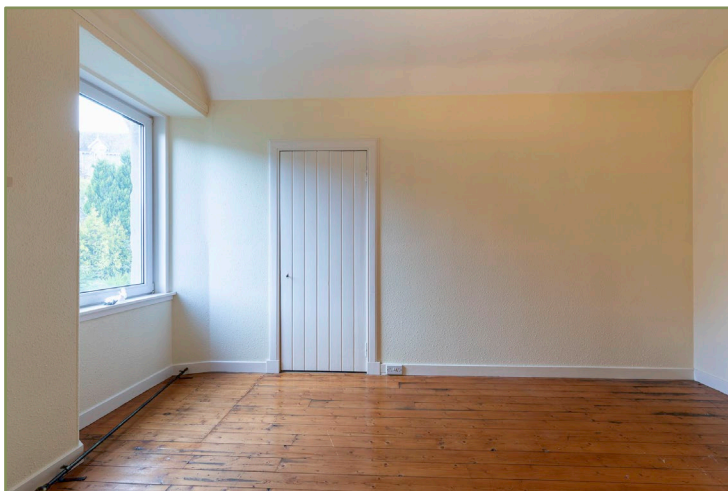
22 Murray Place
Pitlochry
PH165EE

Offers Over
£165,000

We are delighted to bring to the market, this attractive two-bedroom maisonette flat located in a quiet cul-de-sac in the centre of Pitlochry.



The flat is located on the first and second floors of a converted traditional house and benefits from having its own main door entrance and a private garden to the rear. Access to the flat is via stone steps to the rear left of the property. On entering, there is a double bedroom immediately to the right with wooden flooring and a shelved cupboard. The living room is to the front of the building with open views to the hills beyond the town. There is an open fireplace with cast iron surround and wood mantelpiece.



The bright galley style kitchen has cream wall and floor units with a marble effect worktop. There is an integrated electric oven and hob, space for a tumble dryer.

On the second floor there is another double bedroom with window to the side and Velux rooflight. There is a further fireplace which is understood to be cosmetic only and a large cupboard. The bathroom consists bath with shower attachment, wc, whb and a recessed built in cabinet. On the landing there is a cupboard which is plumbed for a washing machine.

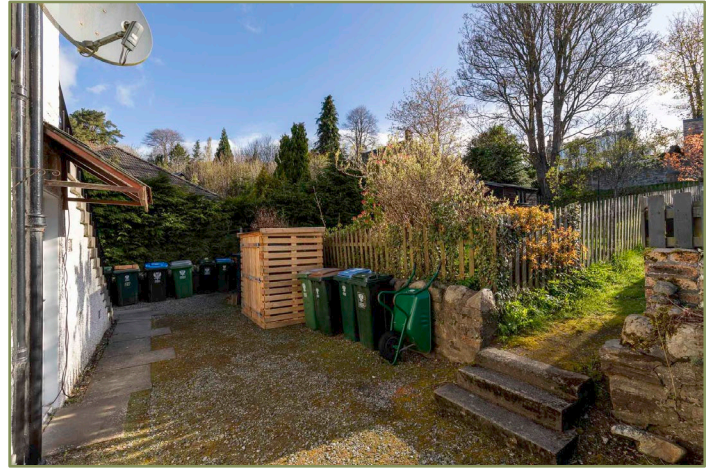


The flat benefits from gas central heating and double glazing and has had recent work carried out on the roof area and chimney.

Externally there is a shared driveway to the side and the rear garden has been divided and fenced to give each flat within the building its own private space. Number 22 has a good sized grassed area with some shrubs and a garden shed



Whilst located in a very quiet side street, Murray Place is very conveniently located within easy walking distance of centre of Pitlochry where there are shops, a small supermarket, cafes, hotels and restaurants. There are primary and secondary schools and various leisure facilities including an 18 hole golf course, bowling green and leisure centre. There is a regular bus service and the train station is within easy reach providing links to the Central Belt and to Inverness.



Dimensions

Living Room (14' 1" x 11' 10") or (4.30m x 3.60m)

Kitchen (9' 10" x 6' 1") or (3.00m x 1.85m)

Bedroom 1 (15' 1" x 12' 0") or (4.60m x 3.65m)

Bedroom 2 (14' 5" x 13' 1") or (4.40m x 4.00m)

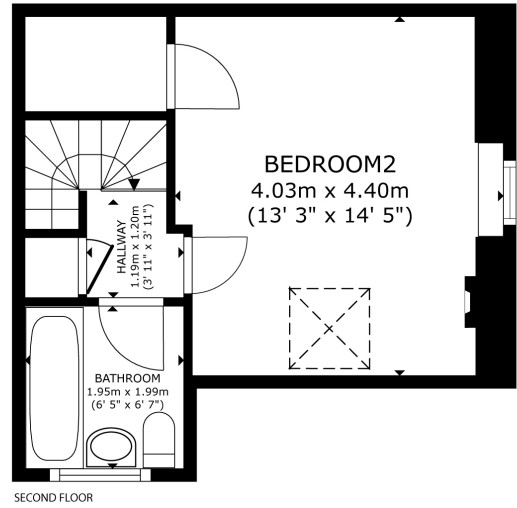
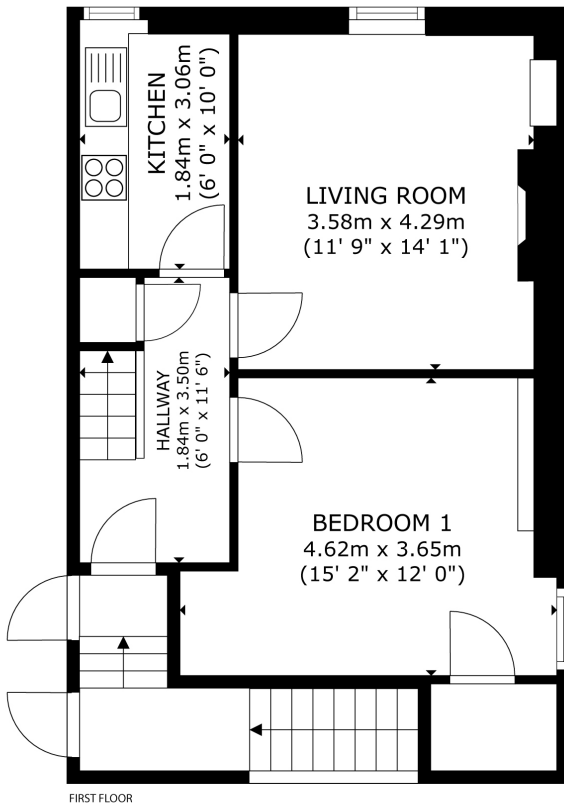
Bathroom (6' 7" x 6' 5") or (2.00m x 1.95m)



Directions

From our office in Pitlochry, head up Bonnethill Road (opposite the office). Murray Place is the 3rd opening on the right.

No 22 is within the 2nd traditional style house on the right hand side. Access is via the driveway on left, through the wooden gate and up steps immediately on the right,



22 Murray Place, Pitlochry, PH16 5EE

GROSS INTERNAL AREA
 FLOOR 1 45.5 m² (489 sq.ft.) FLOOR 2 28.0 m² (302 sq.ft.)
 TOTAL : 73.5 m² (791 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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 01796 472606
 info@jandhmitchell.com

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 not that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matter 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.