



2 Croftcroy, Croftinloan, Pitlochry, PH16 5TG

Offers Over **£425,000**



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J&H Mitchell ^{WS}
SOLICITORS & ESTATE AGENTS
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Offers Over
£425,000

We are delighted to bring to market this exceptional architecturally designed, four bedroom, detached villa situated a short distance from Pitlochry in the highly desirable hamlet of Croftinloan.



Accommodation, over two floors, comprises entrance hall with cloakroom/WC; lounge with partial vaulted ceilings to the front allowing for an abundance of light from the impressive feature windows; dining room with double doors to a large kitchen/diner with integrated oven and hob, and patio doors to the rear garden area; utility room with rear door access; and snug/office. Stairs lead to the first floor where you will find the master bedroom with built-in wardrobes and en-suite shower room; three further bedrooms and family bathroom. This tastefully decorated property benefits from oil-fired central heating and double glazing throughout. There is also a log burner in the lounge.



Outside, a large gravelled driveway leads to a detached double garage with light and power. To the rear, mature landscaped terraced garden with various trees and shrubs. A patio seating area and vegetable garden can be found to the side of the property, with a beautiful welcoming lawn to the front.



Nearby Pitlochry offers a wide range of local amenities including a supermarket, doctors surgery and community hospital, primary and secondary school, leisure centre, a variety of pubs and restaurants plus many attractions including the Festival Theatre, Dam and Salmon Ladder.

This property is a welcome addition to the market. Viewing is highly recommended and strictly by appointment.



Entrance Hall (13' 8" x 10' 4") or (4.16m x 3.14m)

Lounge (21' 3" x 19' 5") or (6.48m x 5.92m)

Dining Room (16' 5" x 15' 11") or (5.00m x 4.84m)

Kitchen/Diner (29' 4" x 12' 10") or (8.95m x 3.91m)

Utility Room (10' 11" x 8' 7") or (3.34m x 2.62m)

Snug/Office (9' 11" x 7' 8") or (3.03m x 2.33m)

Landing (12' 4" x 10' 10") or (3.76m x 3.31m)

Master Bedroom (16' 5" x 15' 11") or (5.00m x 4.85m)

En Suite (8' 6" x 6' 2") or (2.58m x 1.87m)

Bedroom 2 (12' 1" x 9' 11") or (3.68m x 3.03m)

Bedroom 3 (12' 1" x 11' 8") or (3.69m x 3.55m)

Bedroom 4 (12' 8" x 9' 11") or (3.86m x 3.02m)

Bathroom (9' 2" x 6' 5") or (2.79m x 1.95m)

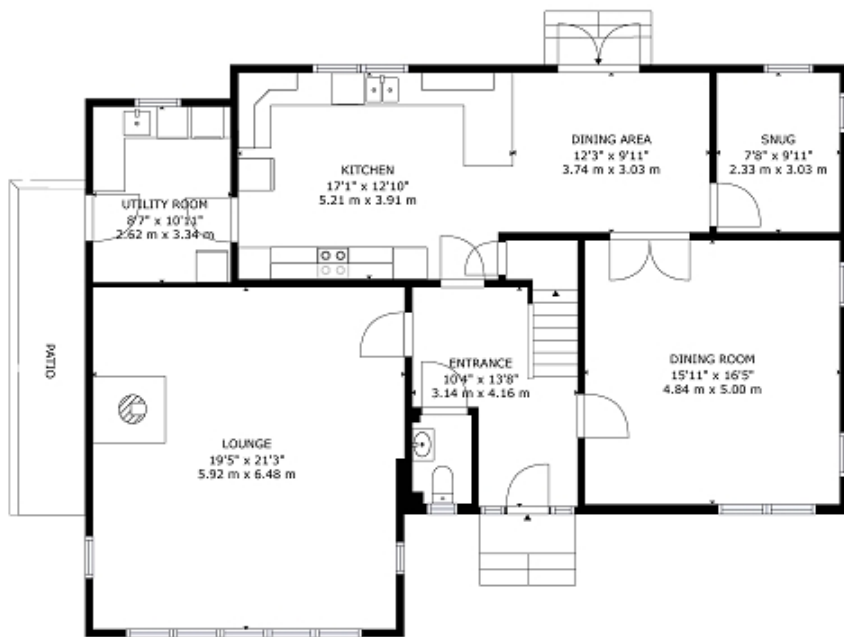


Directions

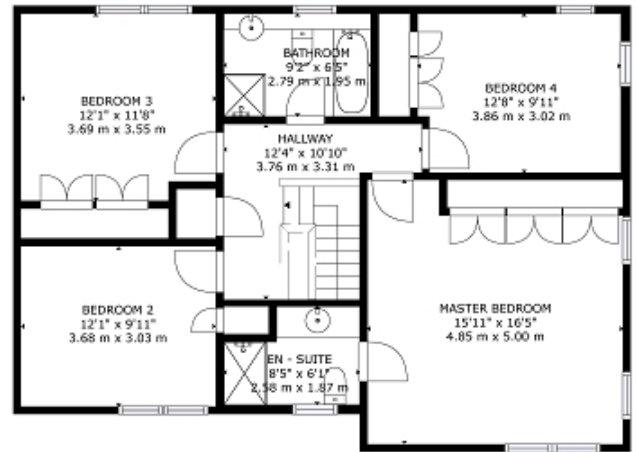
From our office on Atholl Road head north along Perth Road taking you out of town, turn left under the rail bridge and follow along a short distance and take a left, signposted Croftinloan, Donavourd and Balnald. Take a right at the mini-roundabout and another right onto Croftcroy. You will No.2 second on your left.



Coming from the south, turn off the A9 signposted for East Haugh, Croftinloan and Dalshian and follow the road along until you come to the right turning as above.



FLOOR 1



FLOOR 2

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GROSS INTERNAL AREA
 FLOOR 1: 1380 sq. ft, 128 m², FLOOR 2: 947 sq. ft, 88 m²
 EXCLUDED AREAS: , PATIO: 85 sq. ft, 8 m²
 TOTAL: 2327 sq. ft, 216 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		88
(69-80) C		
(55-68) D	68	
(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.

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