



1 Broom Hill, Ballinluig, Pitlochry, Perth And Kinross. PH9 0PN

Offers Over **£220,000**



51 Atholl Road, Pitlochry. PH16 5BU
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J&H Mitchell^{WS}
SOLICITORS & ESTATE AGENTS
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**1 Broom Hill,
Ballinluig,
By Pitlochry,
Perth And Kinross.
PH9 0PN**

**Offers Over
£220,000**

We are delighted to bring to the market this desirable three bedroom detached house in the popular village of Ballinluig.



The house consists a large south west facing living room/dining room to the rear of the property overlooking the garden. This is a bright and spacious room with views to the hills opposite.

There is a good sized kitchen comprising wall and floor units, tiled splashbacks integrated oven and hob and space for a dining table, an adjacent utility room and three double bedrooms, one with en-suite shower room and a family bathroom.

Additionally there is an integrated garage and gardens to front and rear.

Ballinluig is a popular village ideally located between Pitlochry and Perth with easy access to the A9. It benefits from a primary school, fuel station, hotel, restaurant and village shop.

Living Room
(24' 6" x 13' 9") or (7.47m x 4.20m)

Kitchen
(14' 9" x 10' 8") or (4.50m x 3.25m)

Utility Room
(10' 0" x 5' 5") or (3.05m x 1.65m)

Master Bedroom
(13' 3" x 10' 8") or (4.05m x 3.25m)

En Suite
(7' 10" x 5' 3") or (2.40m x 1.61m)

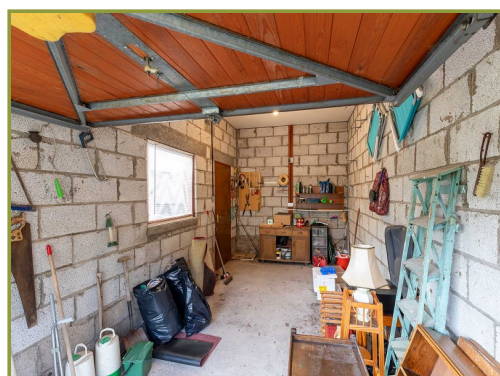
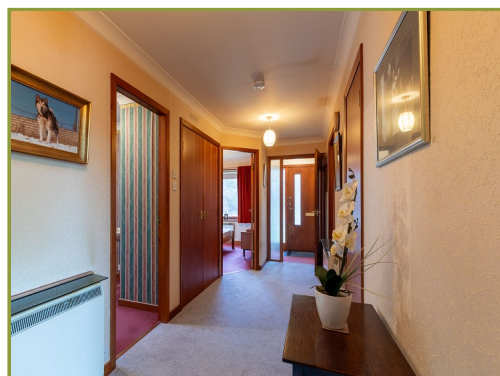
Bedroom 2
(10' 5" x 9' 3") or (3.17m x 2.82m)

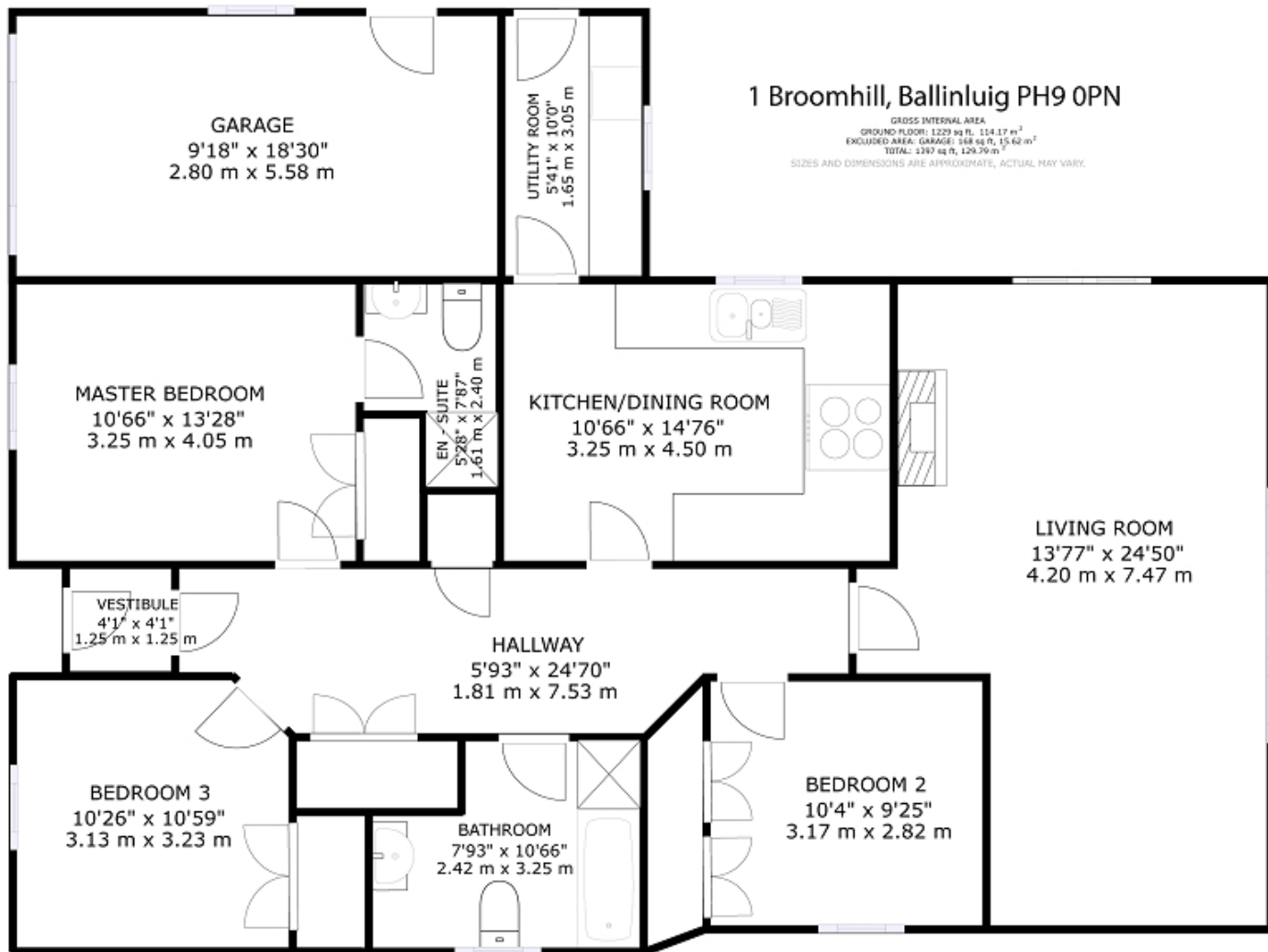
Bedroom 3
(10' 7" x 10' 3") or (3.23m x 3.13m)

Bathroom
(10' 8" x 7' 11") or (3.25m x 2.42m)

Directions

From Pitlochry, travel south on A9, turn off onto A827 signposted Ballinluig. Turn immediately left and continue onwards passing the fuel station. Turn right at primary school, signposted Tulliemet. Broom Hill is first turning on the right and number 1 is the 2nd house on the right.





Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		68
(39-54) E	51	
(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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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.