



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

Offers Over **£220,000**



51 Atholl Road, Pitlochry. PH16 5BU  
01796 472606

**J&H Mitchell** ws  
SOLICITORS & ESTATE AGENTS  
— Since 1836 — 



**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)

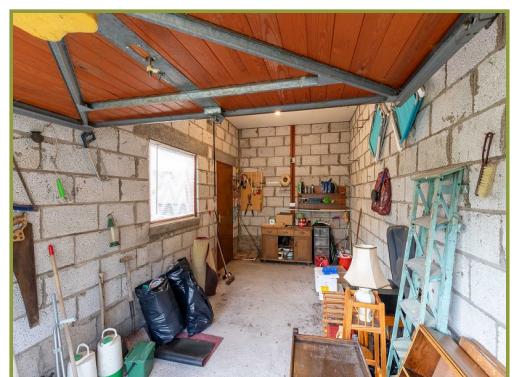
**En Suite**  
(7' 10" x 5' 3") or (2.40m x 1.61m)



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

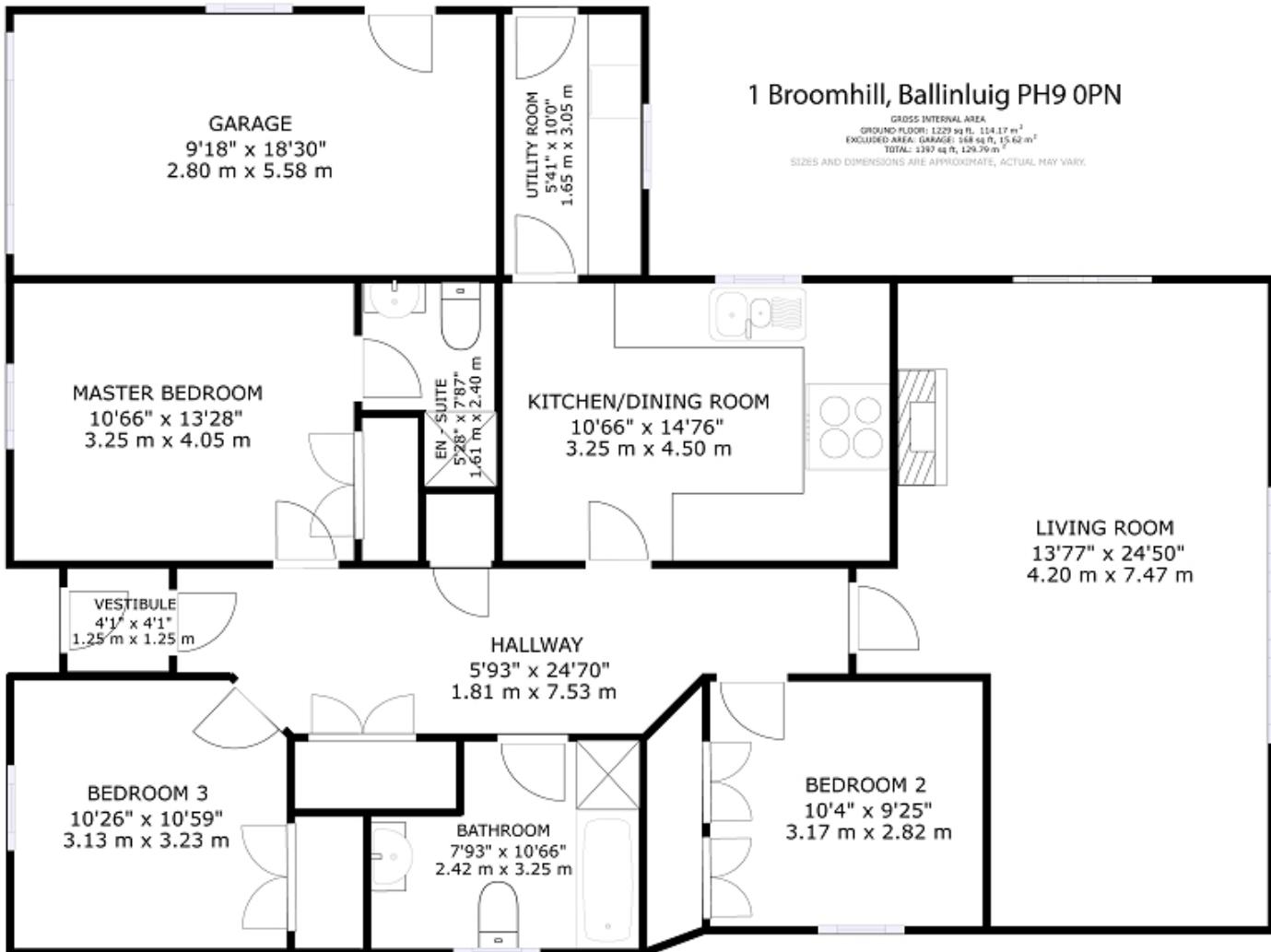
**Bedroom 3**  
(10' 7" x 10' 3") or (3.23m x 3.13m)

**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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(39-54) <b>E</b>	51	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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.

J H Mitchell  
51 Atholl Road, Pitlochry, PH16 5BU  
01796 472606  
info@jandhmitchell.com