



Bolivar, 26 Murray Place, Pitlochry, PH16 5EE
Offers Over £170,000



51 Atholl Road, Pitlochry, PH16 5BU
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J&H Mitchell^{ws}
SOLICITORS & ESTATE AGENTS
— Since 1836 —





Bolivar
26 Murray Place
Pitlochry
PH16 5EE

Offers Over
£170,000

J&H Mitchell are pleased to bring to market this beautifully presented three bedroom detached house in a quiet cul-de-sac close to the centre of Pitlochry.



Built in the 1960s, this property is of Dorran construction and comprises a bright and airy living room with dining area, a modern kitchen with white wall and floor units with a wood effect worktop and splashback. There is an integrated electric oven and hob and space for a washing machine, dishwasher and fridge freezer.

There are three double bedrooms and an attractive shower room with large shower cubicle with rainwater shower, wc, whb and heated towel rail. The house benefits from mains gas central heating with a Combi boiler.

Externally, there is a gravelled driveway leading to a garage with adjoining outbuilding consisting of a room with adjacent WC. This versatile space could make a good study or studio.

There is a hedge to the front of the property and the front garden is laid to grass with some shrubs. To the rear, there is good sized garden with gravelled and grassed areas, shrubs, small trees, a shed and greenhouse.

The house has previously been used as a holiday home but it would also make a lovely family home. Contents can be purchased under separate negotiation if required.

As this property is of non-traditional construction, we recommend that you seek advice from a mortgage advisor if you require finance to make a purchase.

Living Room (22' 8" x 11' 10") or (6.90m x 3.60m)

Dining Room (7' 10" x 7' 10") or (2.40m x 2.40m)

Kitchen (13' 1" x 10' 10") or (4.00m x 3.30m)

Bathroom (9' 6" x 5' 7") or (2.90m x 1.70m)

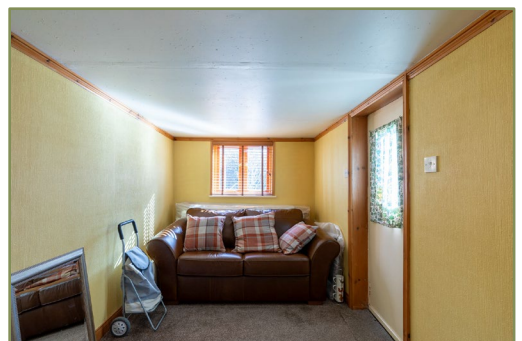
Bedroom 1 (13' 1" x 10' 6") or (4.00m x 3.20m)

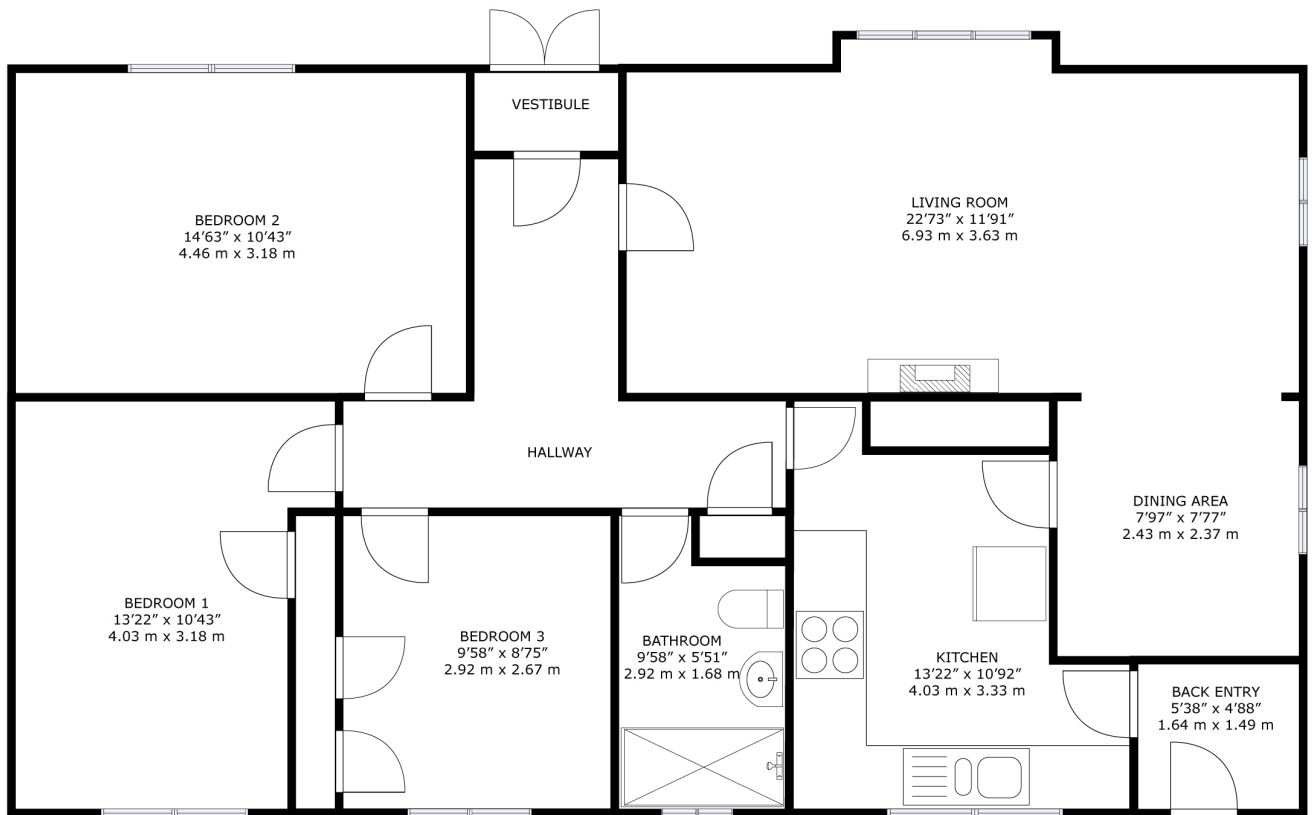
Bedroom 2 (14' 7" x 10' 6") or (4.45m x 3.20m)

Bedroom 3 (9' 6" x 8' 10") or (2.90m x 2.70m)

Directions

From our office in Pitlochry, head up Bonneathill road. Murray Place is the 3rd turning on the right. Bolivar is on the right behind a hedge.






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GROSS INTERNAL AREA
TOTAL: 936 sq.ft, 87.0 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		
(69-80) C		77
(55-68) D	63	
(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.

J & H Mitchell
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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 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.