



13 Ballinlochan Terrace, Pitlochry, PH16 5JB  
Offers Over £125,000



51 Atholl Road, Pitlochry, PH16 5BU  
01796 472606

J&H Mitchell<sup>ws</sup>  
SOLICITORS & ESTATE AGENTS  
— Since 1836 —





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Pitlochry  
PH16 5JB

Offers Over  
£125,000

J&H Mitchell are pleased to bring to the market, this attractive one bedroom house located in a peaceful area of Pitlochry.



This is a rare opportunity to purchase a type of property that does not come to the market very often in this area. It would make an ideal starter home for a first-time buyer or as a house to downsize to. The house has a large garden much of which is to the side which gives potential for extending subject to appropriate permission.

The home consists of a living room leading through to a bright and spacious kitchen/dining room. The kitchen has many wood effect wall and floor units with black marble effect worktop. There is an integrated electric oven and gas hob with extractor fan, washing machine and space for a fridge and freezer. There is a good-sized double bedroom and shower room with walk-in shower, wc and whb.

Externally, the garden is laid mainly to grass with some shrubs and small trees. Additionally there is a garden shed.

The house is located in a quiet residential area of the town and benefits from very easy access to local walks and lovely views up to Ben Vrackie.

### **Living Room**

(13' 9" x 12' 6") or (4.20m x 3.80m)

### **Kitchen/Dining Room**

(13' 9" x 8' 10") or (4.20m x 2.70m)

### **Bedroom 1**

(12' 4" x 10' 6") or (3.75m x 3.20m)

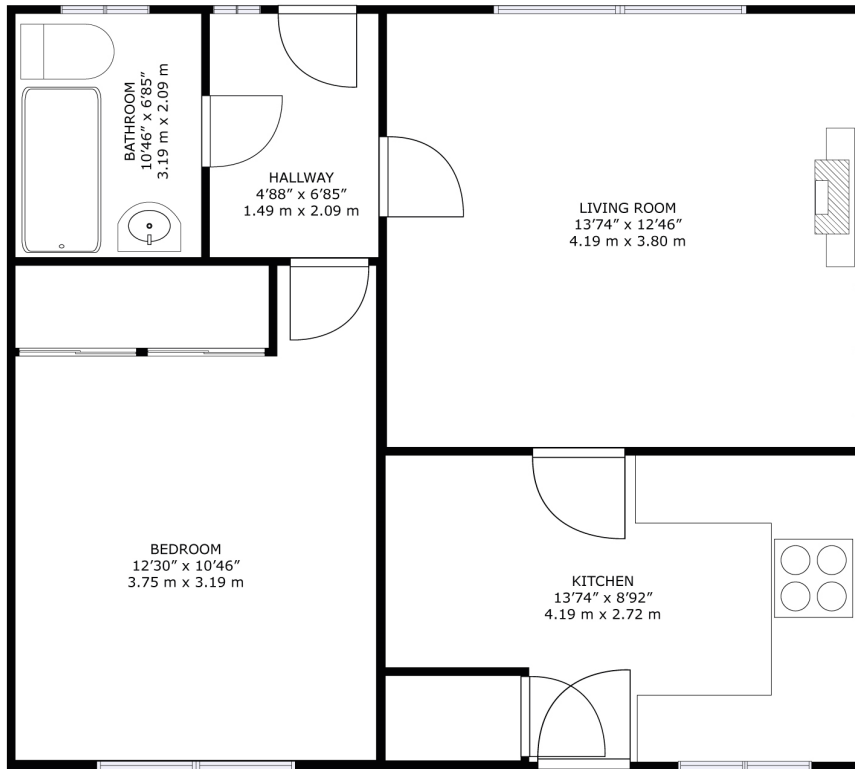
### **Bathroom**

(10' 6" x 6' 11") or (3.20m x 2.10m)

### **Directions**

From our office in Pitlochry, head south and turn left onto East Moulin Road. Continue up hill and turn right onto Tomcroy Terrace. A short way along, turn left onto Finlay Terrace. Follow the road up the hill and turn right onto Ballinlochan Terrace. No 13 is on the right towards the end of the road.

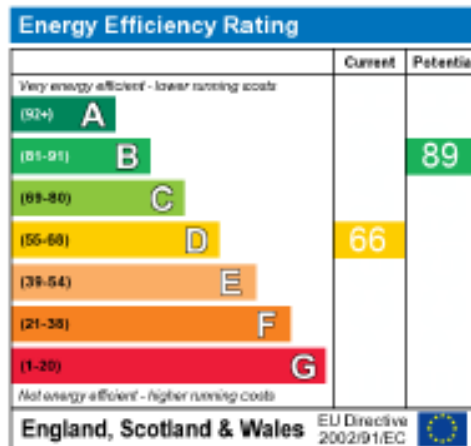




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GROSS INTERNAL AREA  
TOTAL: 487 sq.ft, 45.3 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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 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.