



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





Ardochart  
Larchwood Road  
Pitlochry  
PH16 5AS

Offers Over £350,000

J&H Mitchell are delighted to bring to the market this rare opportunity to buy a substantial home in the centre of Pitlochry.

Ardochart is a generously proportioned, four-bedroom house set in good-sized garden grounds located on a quiet side street away from the busy town centre.

The house was constructed around the 1960s and whilst it would benefit from some modernisation, it is generally in good order and offers huge potential as a family home. It sits in a slightly elevated position and the overall feel of the house is of being bright and airy with large windows to the front, which maximise the views of the garden and the hills beyond the town.

This home consists of a large living room downstairs with picture windows. There is an adjacent dining room which leads through to a modern, cream coloured kitchen with a good range of wall and floor units, a cooker and space for a washing machine. The ground floor also has a fourth bedroom/study and a shower room to the rear.

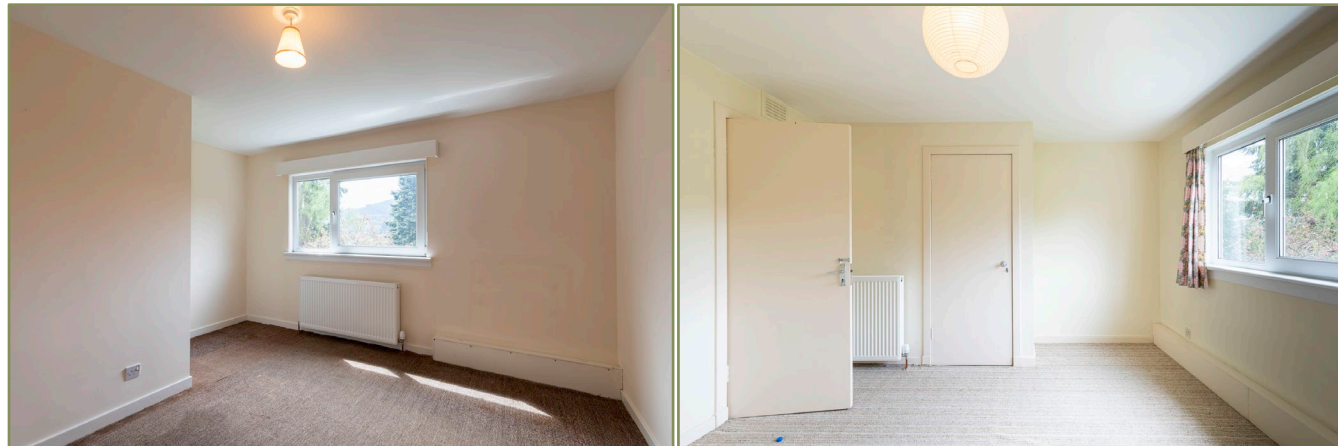




Upstairs, there is a family bathroom and three good sized double bedrooms all with large windows to the front, again taking full advantage of the views.

Externally the house is surrounded by attractive gardens laid partly to grass with shrubs and trees, with a stone wall to the rear and side. There is a large parking area to the front and a garage to the side of the house. Additionally there is a gate to the rear which provides walking access to Strathview Terrace.

Pitlochry is a popular town centrally located in Highland Perthshire. It benefits from good bus, train and road links to the Central Belt and to the north. The town itself has primary and secondary schools, a medical centre, small hospital and a good range of shops including a small supermarket. There are cafes and hotels and various leisure facilities, including an 18 hole golf course and the Festival Theatre. Visitor attractions include the dam and visitor centre and there are plenty walks and cycle routes surrounding the town.





### Dimensions

Vestibule (11' 4" x 4' 7") or (3.45m x 1.40m)  
Living Room (17' 1" x 14' 7") or (5.20m x 4.45m)  
Dining Room (11' 6" x 11' 2") or (3.50m x 3.40m)  
Kitchen (12' 2" x 11' 6") or (3.70m x 3.50m)  
Bedroom 4 (10' 10" x 8' 6") or (3.30m x 2.60m)  
Shower Room (10' 2" x 3' 3") or (3.10m x 1.00m)  
Bedroom 1 (12' 8" x 11' 4") or (3.85m x 3.45m)  
Bedroom 2 (12' 8" x 11' 4") or (3.85m x 3.45m)  
Bedroom 3 (14' 9" x 11' 6") or (4.50m x 3.50m)  
Bathroom (6' 3" x 5' 11") or (1.90m x 1.80m)  
WC (6' 3" x 3' 7") or (1.90m x 1.10m)

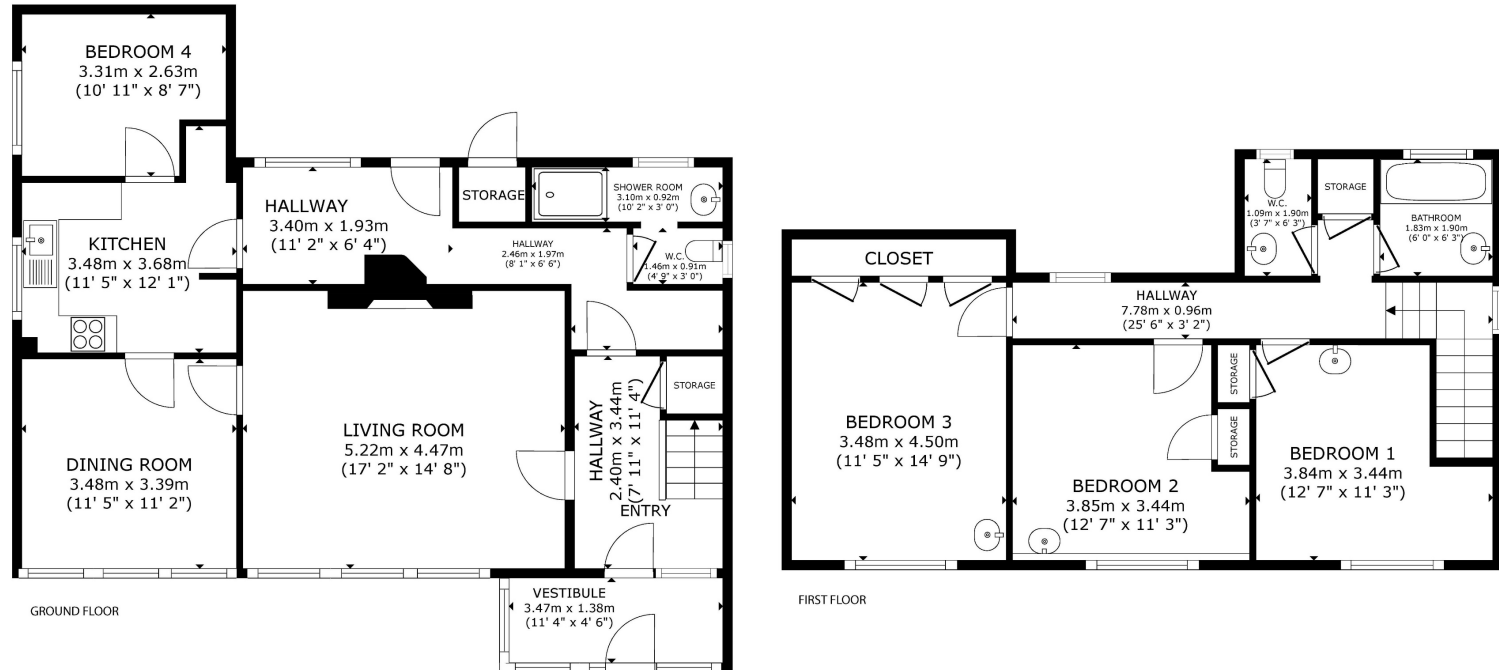
### Directions

From our office in Pitlochry, head north along Atholl Road and turn right onto Larchwood Road. (Next to Old Smiddy). Head up the hill and Ardochart is on the right through light coloured gate posts.



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## Ardochart Larchwood Road Pitlochry PH16 5AS

GROSS INTERNAL AREA  
GROUND FLOOR 87.4 m<sup>2</sup> (941 sq.ft.) FLOOR 1 61.7 m<sup>2</sup> (664 sq.ft.)  
EXCLUDED AREAS : GARAGE 15.9 m<sup>2</sup> (172 sq.ft.)  
TOTAL : 149.1 m<sup>2</sup> (1,605 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

J & H Mitchell : 51 Atholl Road, Pitlochry, PH16 5BU : 01796 472606 : [www.jandhmitchellproperty.co.uk](http://www.jandhmitchellproperty.co.uk) : [info@jandhmitchell.com](mailto:info@jandhmitchell.com)

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.





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