



127 Atholl Road, Pitlochry, PH16 5AG
Offers Over £130,000



51 Atholl Road, Pitlochry, PH16 5BU
01796 472606

J&H Mitchell^{ws}
SOLICITORS & ESTATE AGENTS
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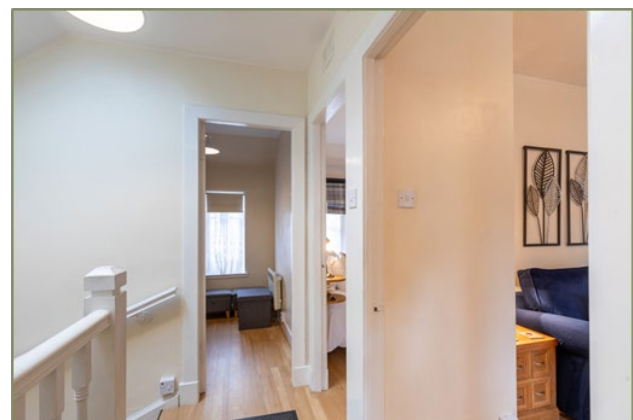




127 Atholl Road
Pitlochry
PH16 5AG

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£130,000

J&H Mitchell are pleased to bring this attractive first floor, one bedroom flat situated in the heart of Pitlochry to the market.





This beautifully presented flat is in walk-in condition and benefits from having a private, main door entrance from Atholl Road. It is within easy walking distance of local amenities as well as the railway station and bus routes making it very accessible for all.

On entering, a bright staircase takes you to the first floor landing area which provides access to all areas of the property.



The combined kitchen, living, dining room is to the front of the flat and has space for a sofa and small dining table. The kitchen consists of a range of wooden wall and floor units with black worktop and tiled splashback. There is an electric cooker, fridge and washing machine.

There is a double bedroom and an additional small box room/study with overhead cupboards built in.

The shower room consists of a shower cubicle, wash hand basin with cupboards below, WC, heated towel rail and bathroom cabinet.

The flat has been run as a successful holiday let but could also be an ideal starter home or buy to let property. It is located in the centre of Pitlochry which provides many shops, cafes, and restaurants. There are primary and secondary schools along with a small supermarket and various leisure facilities including an 18-hole golf course, bowling green, leisure centre and an extensive network of footpaths and cycle ways. There are bus routes through the town and a railway station which connects it to the Central Belt and to the north.



Living/Dining/Kitchen

(11' 10" x 11' 10") or (3.60m x 3.60m)

Bedroom 1

(11' 10" x 9' 6") or (3.60m x 2.90m)

Office

(6' 7" x 6' 5") or (2.00m x 1.95m)

Shower Room

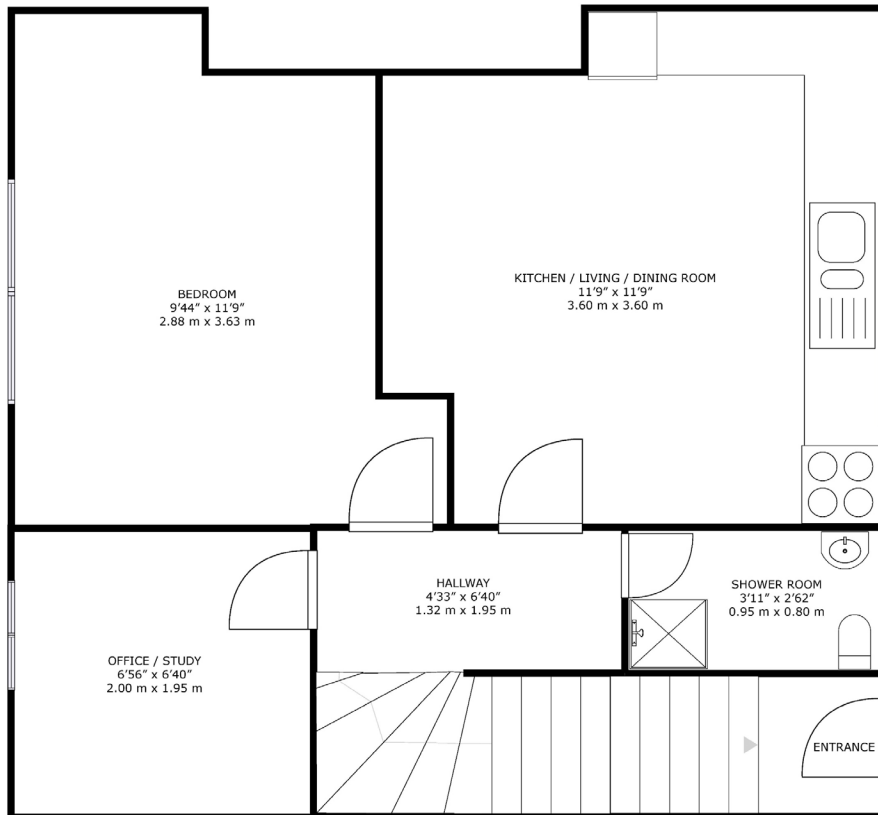
(3' 3" x 2' 7") or (1.00m x 0.80m)

Hallway

(6' 5" x 4' 3") or (1.95m x 1.30m)

Directions

From our office in Pitlochry, head north along Atholl Road. Pass Station Road, No 127 is at the far end of the block just before you reach the next turning. The red door is adjacent to The Scottish Shop clearly numbered.



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GROSS INTERNAL AREA

TOTAL: 331 sq. ft, 30.8 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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.