



3 Fergusson Avenue, Pitlochry, PH16 5EX
Offers Over £180,000



51 Atholl Road, Pitlochry, PH16 5BU
01796 472606

J&H Mitchell ^{WS}
SOLICITORS & ESTATE AGENTS
— Since 1836 —





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Pitlochry
PH16 5EX

Offers Over
£180,000

J&H Mitchell are delighted to bring
this three-bedroom semi-detached
home located in a popular area of
Pitlochry to the market.





Fergusson Avenue is a quiet side street within a short drive or walk of the town and all the amenities available. The high school is also within easy walking distance. Although in need of some modernisation and upgrading, this is an excellent opportunity to obtain a lovely home in the town.



The house consists a bright living room with dual aspect window to front and rear. This leads through to the kitchen which, while requiring to be replaced, is a good sized room and combined with the adjoining cupboards, presents many options for installing a new kitchen.

There is a downstairs bedroom with two further bedrooms upstairs, both of which have fitted wardrobes. The bathroom consists of a bath, WC and WHB.

Externally the house has a small garden to the front with shrubs and larger rear garden which is laid to grass with a small, paved area next to the house itself. The slightly elevated position ensures that the house isn't overlooked and enjoys views of the surrounding hills.

The town of Pitlochry benefits from 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.



Dimensions

Hallway

(6' 3" x 5' 5") or (1.90m x 1.65m)

Living Room

(16' 5" x 12' 0") or (5.00m x 3.65m)

Kitchen

(10' 6" x 8' 2") or (3.20m x 2.50m)

Bedroom 1

(12' 2" x 9' 0") or (3.70m x 2.75m)

Bedroom 2

(13' 0" x 11' 6") or (3.95m x 3.50m)

Bedroom 3

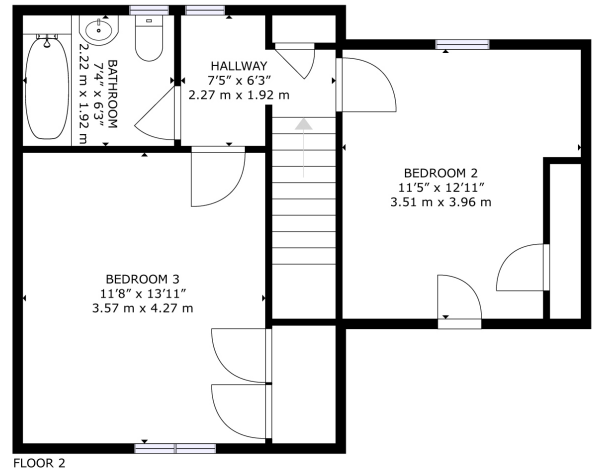
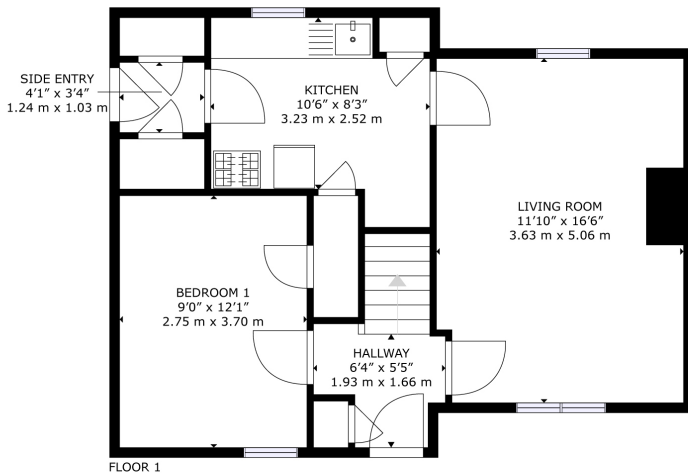
(13' 11" x 11' 8") or (4.25m x 3.55m)

Bathroom

(7' 3" x 6' 3") or (2.20m x 1.90m)

Directions

From our office in Pitlochry, head south on the A924 and turn left onto East Moulin Road. Follow the road up hill through various bends and turn right onto James Place then left into Fergusson Avenue. No 3 is on the right hand side.



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GROSS INTERNAL AREA
FLOOR 1: 517 sq.ft, 47 m², FLOOR 2: 463 sq.ft, 43 m²
TOTAL: 980 sq.ft, 90 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

J & H Mitchell
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