



TEAROOM - GREAT FOOD - CAKERY - TAKEAWAY

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J&H Mitchell ^{WS}
SOLICITORS & ESTATE AGENTS
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95 Atholl Road Pitlochry PH16 5AB

Offers Over £220,000

A beautifully presented three bedroom first floor flat situated in the centre of Pitlochry with easy access to all local amenities.

The flat is accessed from a lane to the rear of the building, via external steps leading to the private main door and is situated above Hettie's Tearoom. It consists of a large living/dining room which is open plan into a lovely modern kitchen. This bright room faces to the rear of the flat with large south facing windows which look out to the trees behind the building.

The kitchen has a good range of wooden wall and floor units with black granite effect worktop, including an island unit with adjoining informal dining table. There are integrated ovens, fridge, dishwasher and a ceramic hob with extractor fan.

The adjacent utility room has matching wall and floor units, an additional sink and spaces for fridge, washing machine and dryer as required and a large storage cupboard.

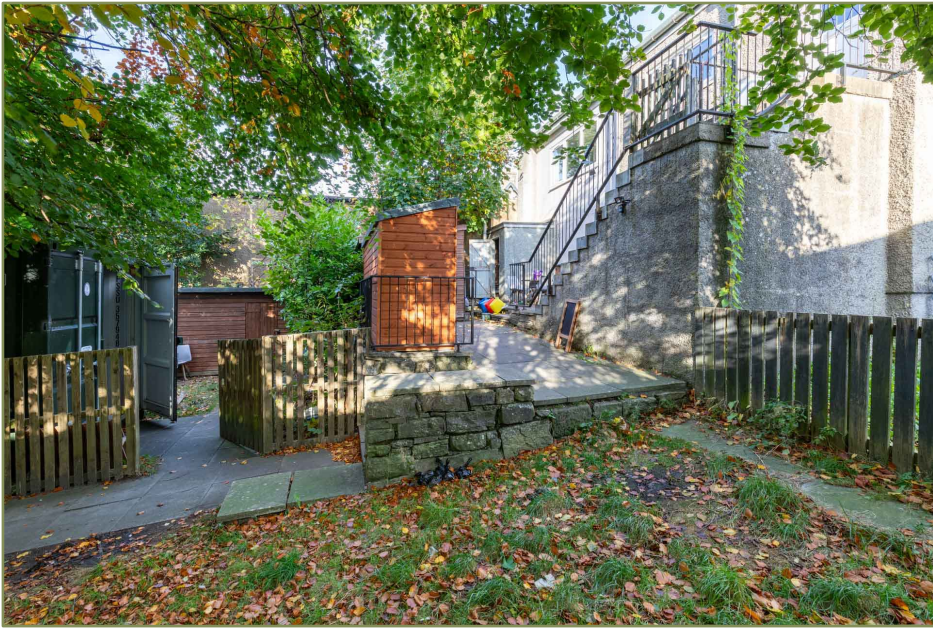


There are three double bedrooms. Bedroom one has an en-suite shower room comprising shower cubicle, WC & WHB in vanity units and a heated towel rail. It has three sets of built-in wardrobes. Bedroom 2 has a built-in wardrobe and access to a small loft space. Bedroom 3 is adjacent to the family bathroom which comprises bath with shower over, WC, WHB and heated towel rail.

Externally there is a small garden area with a footpath to the rear door, small trees and shrubs and a paved area.

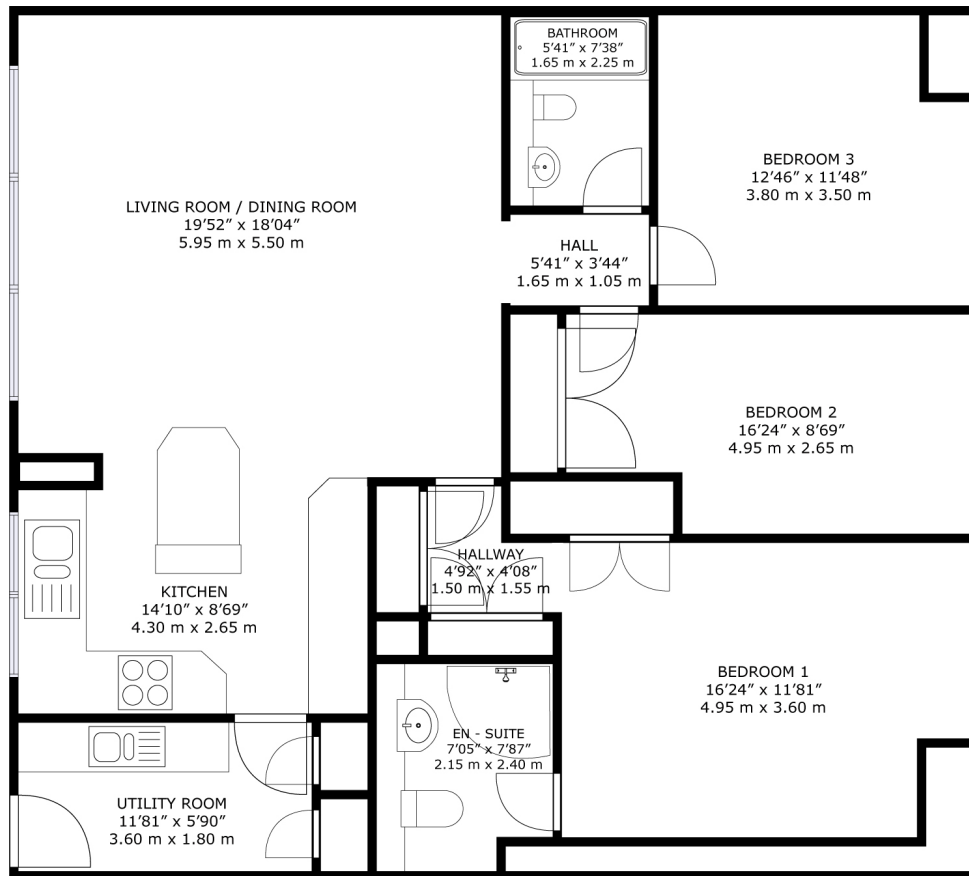
Pitlochry town centre is a short walk or drive away and provides many shops, cafes, and restaurants. There are primary and secondary schools along with a small supermarket and various leisure facilities including an 18-hole golf course, bowling green, leisure centre as well as the Festival Theatre and the Pitlochry Dam visitor centre. There is an extensive network of footpaths and cycle ways around the town and there are bus routes and rail links connecting it to the Central Belt and to the north.





Directions

From our office in Pitlochry, head west up Atholl Road. Turn left onto lane between "Animal" and "Birdie". Go round to the rear of the building and access from car parking area into rear garden with steps at the back of the building.



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GROSS INTERNAL AREA
TOTAL 106.4 m² (1145 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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