





# 22a Robertson Crescent Pitlochry PH16 5HD

Offers Over £200,000

22a Robertson Crescent is a two bedroom semi-detached house located in a quiet cul-de-sac in Pitlochry.

The living space of the house is situated on the first floor of the building with two single garages on the ground floor which both belong to the house. It has gas central heating, a new combi boiler was installed approx. 18 months ago.

Enter into the hallway via an external set of steps to the side of the house into. The living room is of a good size and has full height windows which face to the front where there is an open outlook along the street to the hills beyond.

The kitchen has a good range of wall and floor units with an integrated oven, gas hob with extractor, fridge-freezer and dishwasher with a space for a washing machine. The room can also accommodate a dining table if desired.





There are two double bedrooms. Bedroom one has a walk-in wardrobe and faces to the rear of the house. Bedroom two has a full height window to the front and has a built-in wardrobe. There is a bathroom which has a bath with an electric shower over, WC and WHB.

The ground floor of the house has two single garages which both have electric doors. There is further storage to the rear via a hatch in the back wall.

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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.

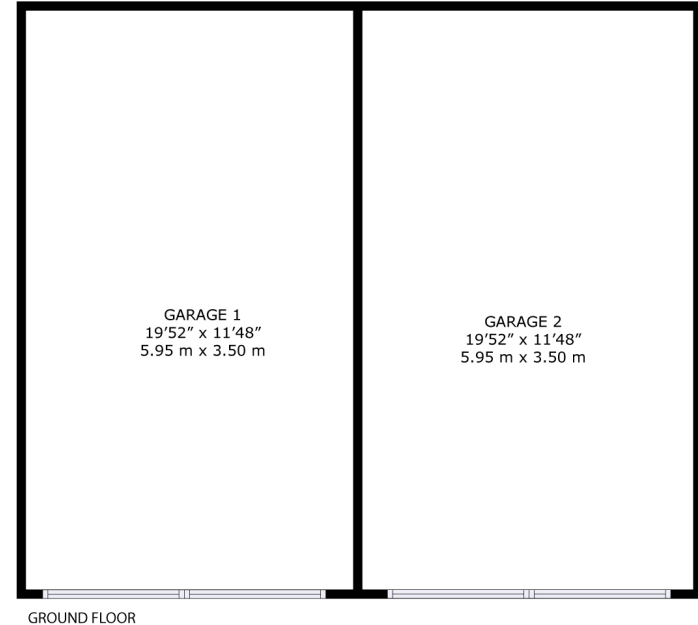
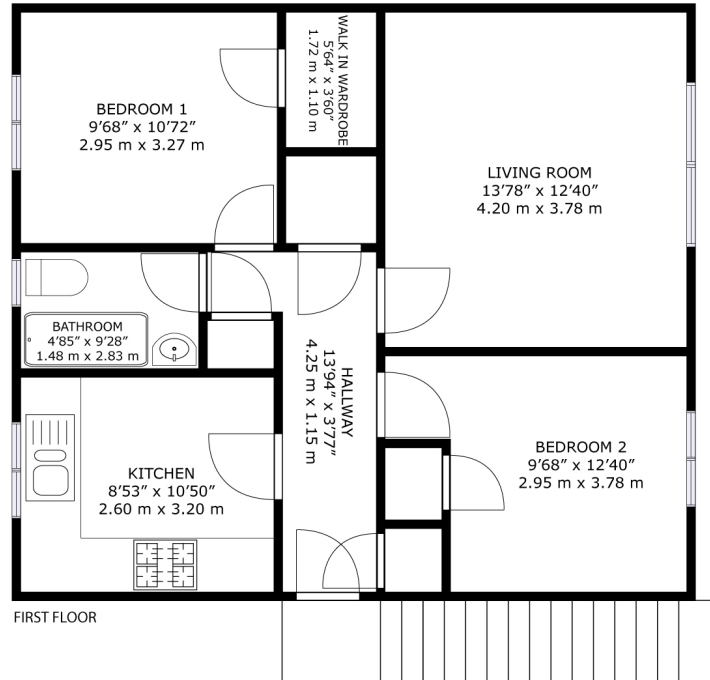






## Directions

From our office in Pitlochry, head up Atholl Road and turn right onto the A924 signposted to Moulin and Braemar. Head up the hill passing the Co-op and continue passed the park on the left. Turn left onto Robertson Crescent which is shortly before the mini roundabout. Follow the road as it dips down then heads back up hill then take first turning on the left into the cul-de-sac. No 22a is at the far end.



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GROSS INTERNAL AREA  
TOTAL 54.3 m<sup>2</sup> (584 sq.ft.)  
TOTAL AREA OF GARAGES 41.6 m<sup>2</sup> (448 sq.ft.)  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





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