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# 30 Fonab Crescent Pitlochry PH16 5SR

## Offers Over £290,000

30 Fonab Crescent is a well presented three-bedroom detached bungalow in a very popular and peaceful part of Pitlochry.

The house is situated in a quiet cul-de-sac with views of Ben Vrackie to the front. It benefits from being within a short walk or drive of the town but is away from the busyness of the town centre.

Enter the house by a side door from the driveway into a vestibule and hallway with store cupboards. There is a good sized living room with large windows to the front of the house. A door leads through to the kitchen with a selection of wooden wall, floor and full height cupboards. There is an integrated eye-level double oven gas hob, washing machine and fridge freezer. The gas combi boiler is located in one of the cupboards and a door leads to the side garden.

There are three bedrooms. A single room is currently used as a dining room. The two double bedrooms each have built-in wardrobes and one has a glazed door leading into a lean-to style conservatory to the rear of the house. The bathroom is fully tiled and consists a bath with shower over, WC, WHB and heated towel rail.



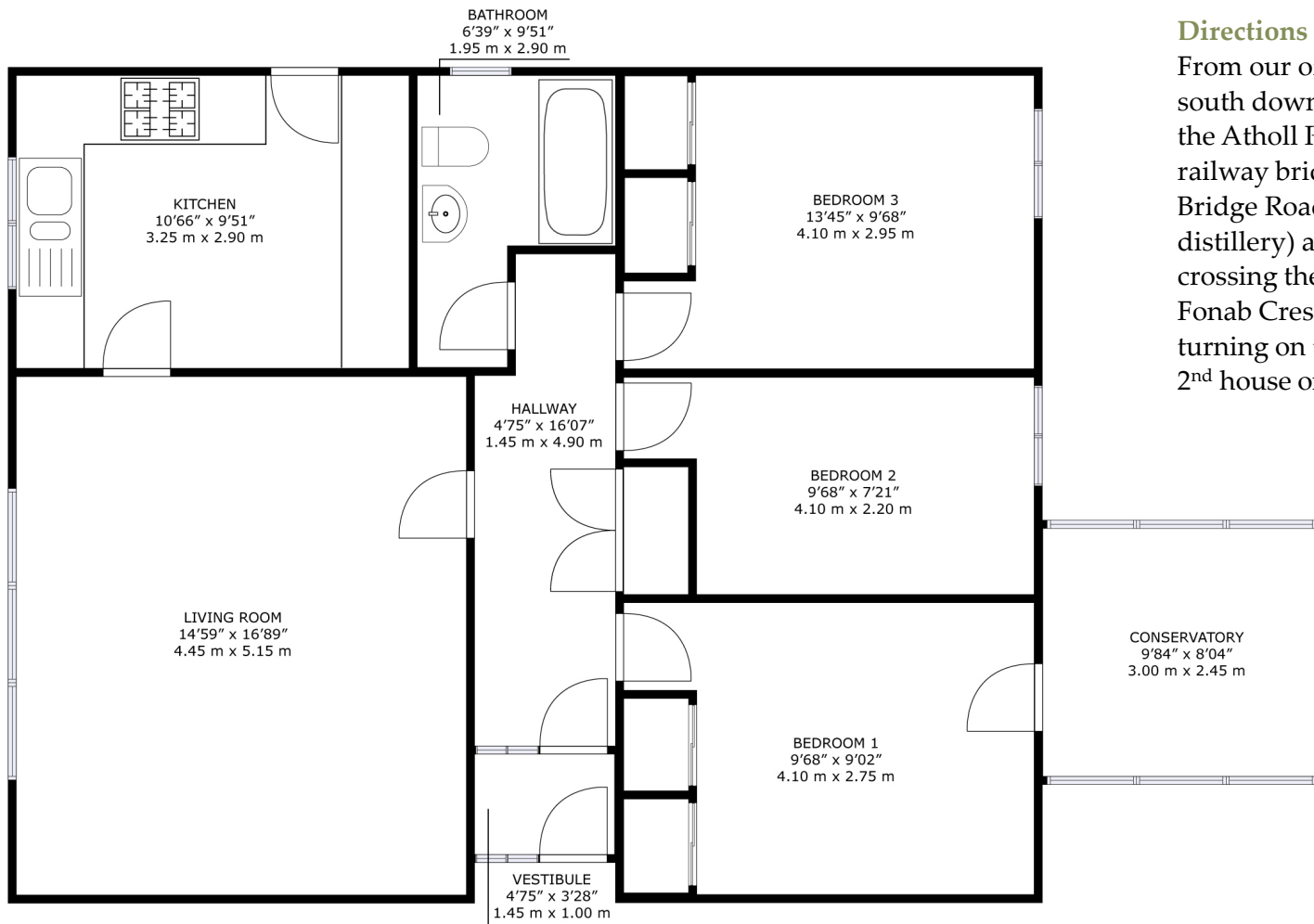
Externally there is a long driveway which leads to a single garage with an electric door. The front garden is laid mainly to lawn with some shrubs and a small tree. To the side through a tall timber gate there is a paved patio area which enjoys complete privacy from the road. A small shed is tucked into a recess and to the rear there is an attractive garden with lawn, shrubs and small trees. There is an additional paved patio area adjacent to the conservatory and greenhouse to the side.

Some furniture in the property is available by separate negotiation.

Pitlochry is centrally located within a stunning part of the country, surrounded by beautiful scenery and charming villages and towns. It 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 south down Atholl Road passing the Atholl Palace and go under the railway bridge. Turn right onto Bridge Road (opposite the distillery) and immediately after crossing the bridge, turn right into Fonab Crescent. Ignore the turning on the left and No 30 is the 2<sup>nd</sup> house on the left.

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GROSS INTERNAL AREA  
TOTAL 79.5 m<sup>2</sup> (855 sq.ft.)  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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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.



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