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10 Lagreach Brae Pitlochry PH16 5QQ

Offers Over £600,000

10 Lagreach Brae is a beautifully presented five-bedroom house located in a quiet cul-de-sac on the edge of Pitlochry.

This stunning, modern property was built by A&J Stephen Builders and is in immaculate, walk-in condition. This lovely home is situated in a peaceful residential area on the edge of the town and enjoys a very high level of privacy. It is an easy walk or short drive to the centre of the town and benefits from easy access to many local walks. The rear garden backs onto traditional woodland with Loch Faskally just over the rise. The house benefits from gas central heating and has solar panels which feed power back to the National Grid.

The house is not overlooked by any neighbouring properties and its size is deceptive from the roadside. On entering via a vestibule into a large entrance hallway, the impressive dimensions of the house can be fully appreciated. The hallway has wood flooring which leads through double doors into an open plan and versatile living space.



There is an area to the rear which is glazed all round with a door onto the patio outside. The vaulted ceiling has two rooflights which maximise the light. The current owners use this as their dining area, however this could easily be used as a bright and airy sunroom with a dining area set further back.

The spacious kitchen has a tiled floor which defines the space without need for a wall. There is a substantial range of wooden wall and floor units with a built-in cooker with extractor fan and a dishwasher. This generous space could easily accommodate the addition of an island unit if desired or there is plenty space for a dining table and chairs.

There is a utility room off the rear of the kitchen with matching wall and floor units, an additional sink and space for a washing machine and dryer.

There is a luxurious and dramatic living room which is accessed from the hall through double doors. This beautifully decorated room has dual aspect windows and a fireplace with electric fire.





The downstairs accommodation is completed by two double bedrooms. The smaller of these is currently used as a TV room but could also be used as an office. The larger room is adjacent to a shower room making it ideal as a downstairs guest room. The shower room is fully tiled and consists of WC, WHB and shower cubicle with a heated towel rail.





On the upper floor, there are three double bedrooms all of which have built-in wardrobes and cupboards. Bedroom one has an en-suite shower room consisting a shower cubicle, WC, WHB and heated towel rail. There is also a family bathroom which has a bath with shower over, WC, WHB and heated towel rail.



Externally, to the front there is a spacious gravelled driveway leading to a double garage which benefits from an electric up and over door and a further access door into the rear garden.

There is a paved pathway to the far side of the house where there is an area of lawn with fruit trees. This area is partitioned from the rear garden by trellis with climbing plants. To the rear there is a large garden laid mainly to lawn with shrubs, a small patio area and a ramped access to the rear door.

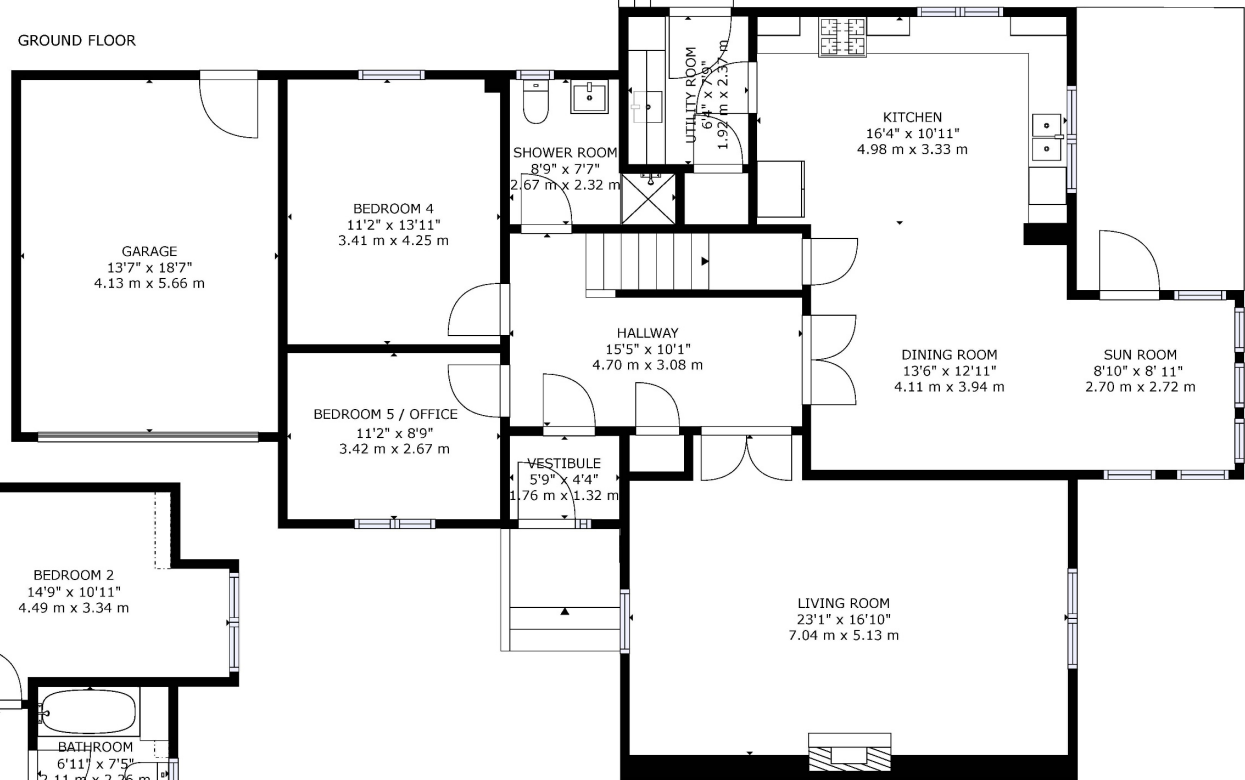
There is a fenced area to the edge with vegetable beds and a gate in the rear fence allowing access to the woods that back onto the house and the large network of footpaths that surround Pitlochry.



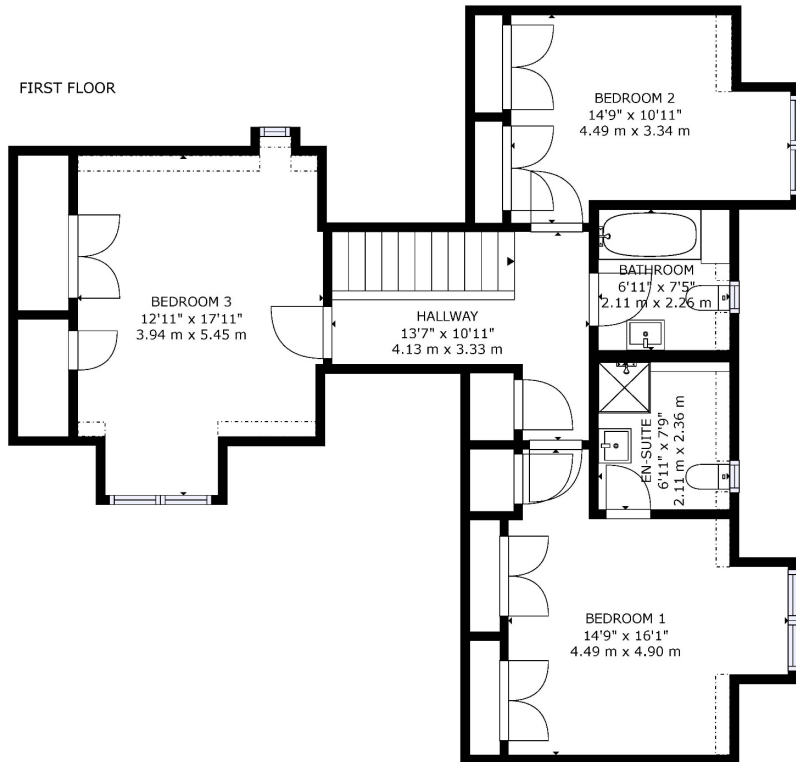
Directions

From our office in Pitlochry, head up Atholl Road and continue beyond the shopping area. After a long straight and shortly before the national speed limit signs, turn left onto Clunie Bridge Road and then immediately left onto Lagreach Brae. Follow the road downhill and as it swings to the left. Continue onwards until you reach a small square on the right. No 10 is at the back right hand corner.

GROUND FLOOR



FIRST FLOOR



10 Lagreach Brae, Pitlochry, PH16 5QW

GROSS INTERNAL AREA
 FLOOR 1: 1397 sq. ft, 130 m², FLOOR 2: 844 sq. ft, 78 m²
 EXCLUDED AREAS: , GARAGE: 251 sq. ft, 23 m²
 PATIO: 132 sq. ft, 12 m², PORCH: 24 sq. ft, 2 m²
 REDUCED HEADROOM BELOW 1.5M: 32 sq. ft, 3 m²
 TOTAL: 2241 sq. ft, 208 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Pitlochry is centrally located within a stunning part of Highland Perthshire and is surrounded by stunning scenery. It has an array of independent shops, cafes, and hotels. 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 area, many of which are directly accessible from the house, and there are bus and rail links connecting to Perth, the Central Belt and the north.



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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.