



12 Lagreach Brae Pitlochry | PH16 5QQ

- RECEPTION ROOMS 1
- BEDROOMS 4
- BATHROOMS 3
- UTILITY ROOM
- DOUBLE GARAGE
- GARDEN



OFFERS OVER
£450,000

12 LAGREACH BRAE

We are delighted to present this well-proportioned 4-bedroom detached house situated in the popular Lagreach Brae. Sitting on the outskirts of the bustling town of Pitlochry but in walking distance of all local amenities, it is the ideal family home.

On the ground floor the property boasts a bright porch leading into a spacious hallway, dual aspect living room with patio doors out to the rear, a dining kitchen with a good range of fitted dark wood wall and floor cupboards, a separate utility room with access to the garden, a shower room and two double bedrooms.

The master bedroom with en-suite shower room, a 4th double bedroom and the family bathroom are located upstairs.

Externally there is a double garage with electric up and over door, front lawned garden and a good-sized garden to the rear which has access to Lagreach Woods.

LOCATION

Pitlochry is a popular tourist destination in the heart of Highland Perthshire.

Located just off the A9, it is easily accessible by road and rail with good bus services and direct train services to London and Inverness including the Caledonian Sleeper Service.

The town benefits from a good variety of shops, restaurants and cafes, a medical centre, community hospital, veterinary surgery, town hall, leisure centre and an all-through school from 2-16 years, plus many attractions including Pitlochry Festival Theatre, The Dam Visitor Centre and Salmon Ladder and a good network of walking & cycle routes.





DIRECTIONS

From our office in Pitlochry continue north along Atholl Road, turn left at the sign for the Green Park Hotel and continue downhill into Lagreach Brae. Follow the road round and into the "horseshoe" on the right, where you will find No 12 in the middle.

FIXTURES & FITTINGS

All fixtures and fittings are included in the sale unless otherwise stated

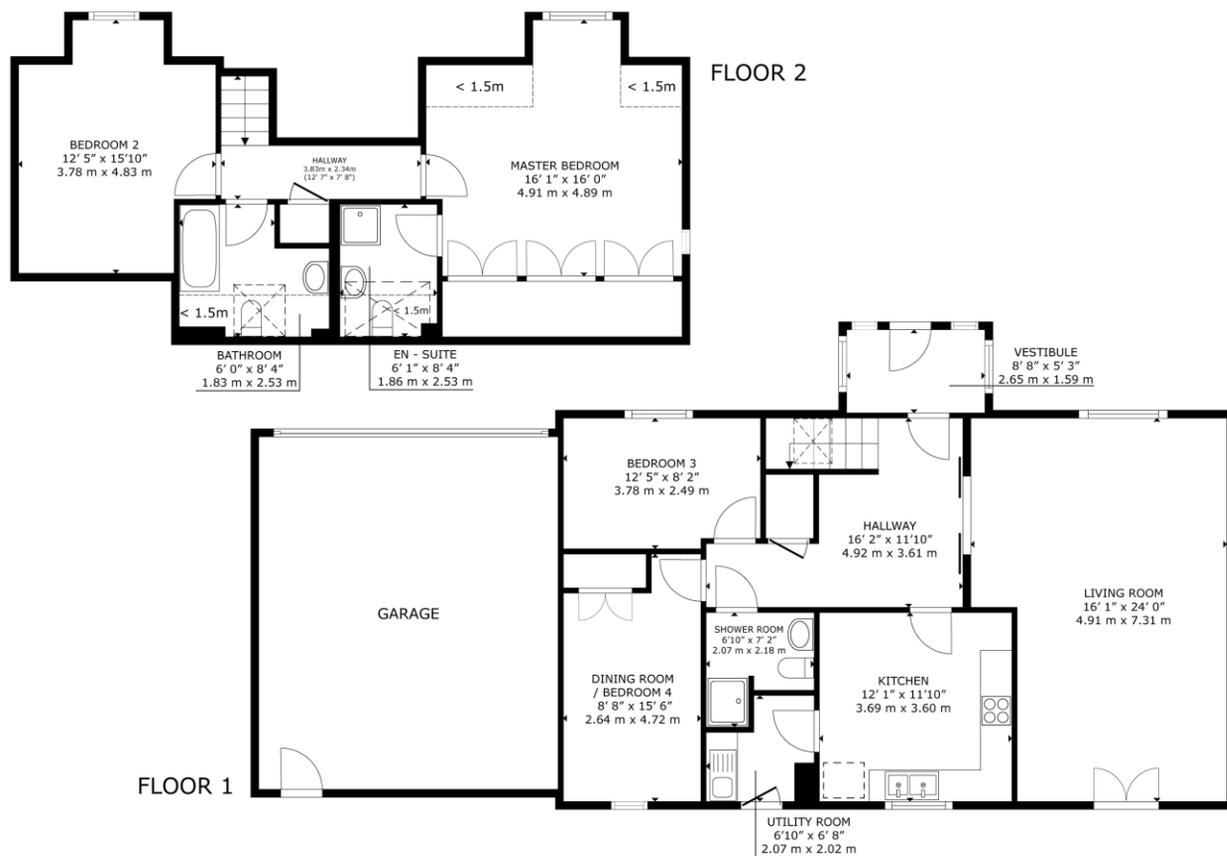
VIEWINGS

By appointment with J & H Mitchell Solicitors & Estate Agent

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EPC RATING B

COUNCIL TAX BAND F



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GROSS INTERNAL AREA
 FLOOR 1 98.2 m² (1,057 sq.ft.) FLOOR 2 54.0 m² (581 sq.ft.)
 EXCLUDED AREAS : GARAGE 38.6 m² (416 sq.ft.) REDUCED HEADROOM 6.4 m² (69 sq.ft.)
 TOTAL : 152.2 m² (1,638 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Whilst every attempt has been made to ensure the accuracy of the details in these sales particulars, any measurements of doors, windows, rooms, other items and distances are purely for illustrative purposes and should be taken as a guide. Nothing in these particulars is a statement as to the structural condition of the property, poor or otherwise, nor that any services, appliances, facilities or equipment are in good working order. Prospective purchasers should satisfy themselves on such matters prior to purchase.