



19 Fonab Crescent Pitlochry | PH16 5SQ

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| • RECEPTION ROOMS | 3 | • CONSERVATORY |
| • BEDROOMS | 4/5 | • DOUBLE GARAGE |
| • BATHROOMS | 2 | • ACCESS TO THE RIVER |



OFFERS OVER
£460,000

19 FONAB CRESCENT

We are delighted to bring to the market this attractive and spacious 4/5 bedroom detached home in a highly sought after location.

19 Fonab Crescent has a country style fitted kitchen with integrated appliances, and a separate utility room which leads out to a covered patio area suitable for outdoor entertaining. The living room is bright and spacious with patio doors that lead out to the garden. The equally generously sized dining room leads to the conservatory which has a prime position at the rear of the property.

Off the main hallway there is an office/ 5th bedroom, a WC and a double doored storage cupboard. Access to the fully floored loft which runs the whole length of the property can also be found in the hallway.

In the bedroom wing, you will find the master bedroom with en-suite shower room, two double bedrooms, the family bathroom with a bath and separate shower cubicle and a single bedroom.

The garden grounds are beautifully kept, full of vibrant colourful plants, lawn and patio areas. Steps lead down to a lower level where you could sit and enjoy the exclusive fishing rights. A separate building houses a double garage along with a garden store and workshop.

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, head south down Atholl Road passing the entrance to the Atholl Palace Hotel on your left and continue under the railway bridge. Opposite the distillery, turn right onto Bridge Road, and after crossing the bridge, take the next right into Fonab Crescent. Continue straight down to the end of the road where you will find the property in the corner on the right.

FIXTURES & FITTINGS

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

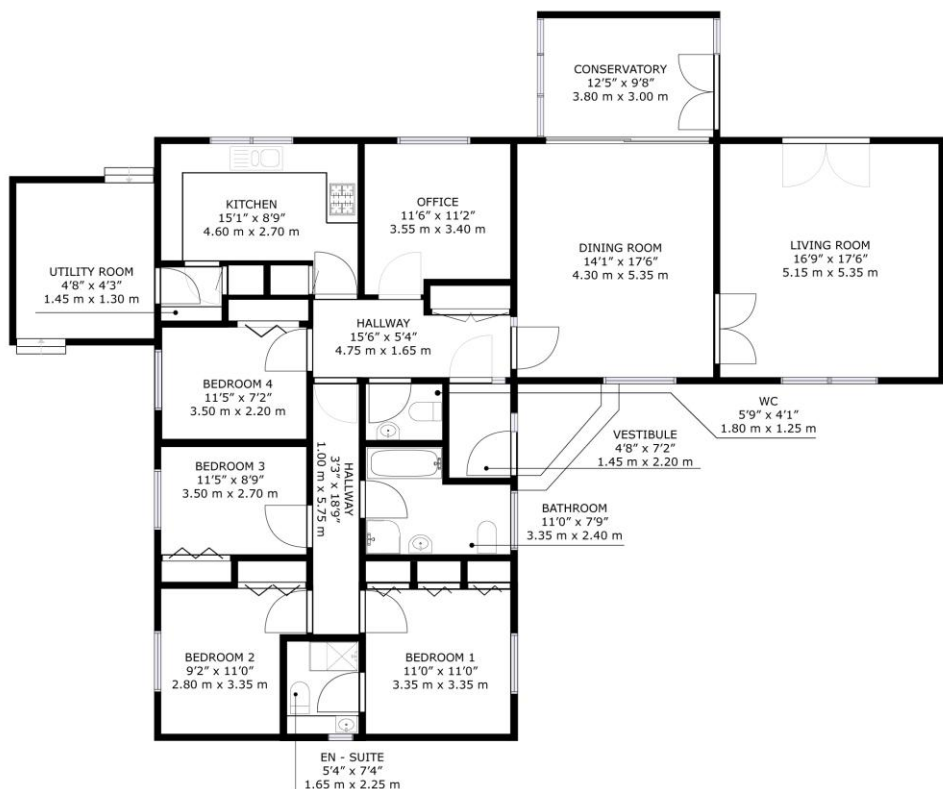
VIEWINGS

By appointment with J & H Mitchell Solicitors & Estate Agents.

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EPC RATING C

COUNCIL TAX BAND F



19 Fonab Crescent, Pitlochry PH16 5SQ

GROSS INTERNAL AREA
TOTAL: 2012 sq.ft, 186.9 m²
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.