



1 Kennedy Place Pitlochry | PH16 5HB

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| • RECEPTION ROOMS | 1 | COMMUNAL GARDENS |
| • BEDROOMS | 1 | QUIET LOCATION |
| • BATHROOMS | 1 | CLOSE TO SCHOOL & SHOPS |



OFFERS OVER
£100,000

1 KENNEDY PLACE

This purpose-built ground floor one bedroom flat with a private entrance door, is an ideal purchase for a first-time buyer. The accommodation comprises porch, entrance hall, living/dining room, kitchen, double bedroom with built-in wardrobe, a shower room and a storage cupboard off the hall.

Parking is on-street, and the communal gardens offer areas laid to lawn and drying greens. The nearby park has a children's play area and is popular with dog-walkers.

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 take the first right onto Bonneathill Road, turn right onto Toberargan Road and after the corner, turn right onto Higher Oakfield and the immediate left onto Darach Road. Follow the road round and turn left into Kennedy Place. No 1 is the first flat on your left.

FIXTURES & FITTINGS

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

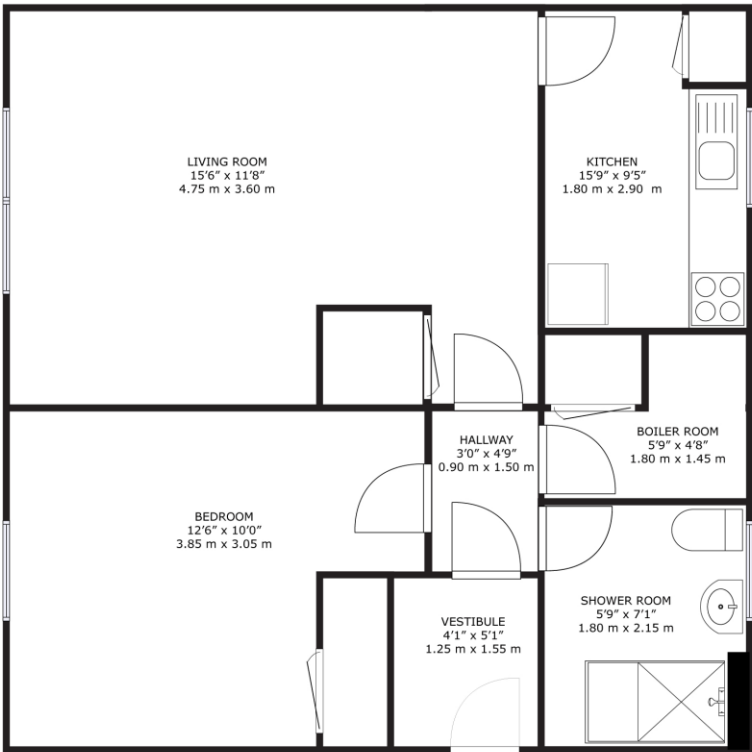
VIEWINGS

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

01796 472606 | property@jandhmitchell.com | www.jandhmitchellproperty.co.uk

EPC RATING E

COUNCIL TAX BAND B



1 Kennedy Place, Pitlochry PH16 5HB

GROSS INTERNAL AREA
TOTAL: 425 sq.ft, 39.5 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.