



20 Knockard Avenue Pitlochry | PH16 5JE

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| • RECEPTION ROOMS | 1 | PRIVATE GARDEN |
| • BEDROOMS | 2 | OFF-ROAD PARKING |
| • BATHROOMS | 1 | SOUGHT AFTER LOCATION |



OFFERS OVER
£160,000

20 KNOCKARD AVENUE

20 Knockard Avenue is a purpose built 2-bedroom ground floor flat in the ever-popular Knockard estate. With a private garden and off-road parking, it is an ideal property for first time buyers and those looking to buy-to-let.

The entrance hall leads to a good-sized living room, a fitted kitchen with space for a dining table, two double bedrooms with built-in wardrobes and the bathroom which has an electric shower over the bath. There are storage cupboards in the hallway and externally beside the front door.

A private fenced garden with garden shed can be found to the rear of the property and there are communal gardens to the front. The large driveway leads to an area used for parking.

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 up Bonnethill Road, when you reach the junction at the top, turn right on to West Moulin Road. Continue uphill and turn right on to Knockard Road at the Craigvrack Hotel and immediately left into Knockard Place. Take the next right on to Knockard Avenue. After the bungalows on your left, take the 2nd driveway at the first block of flats, where you will find No 20 on your left.

FIXTURES & FITTINGS

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

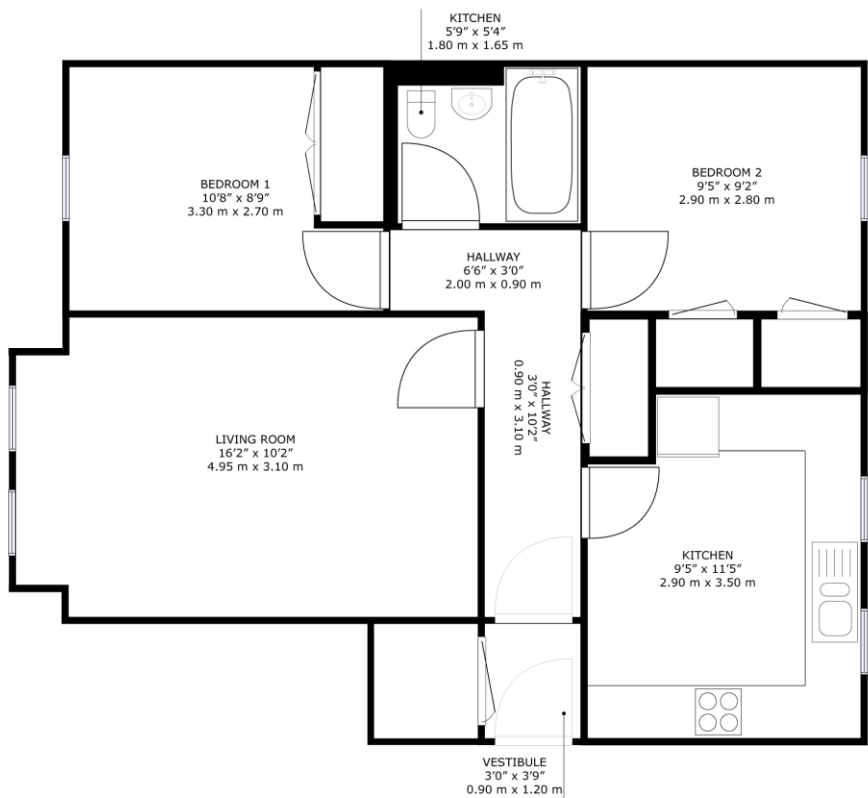
VIEWINGS

By appointment with J & H Mitchell Solicitors & Estate Agents

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

EPC RATING D

COUNCIL TAX BAND D



20 Knockard Avenue, Pitlochry PH16 5JE

GROSS INTERNAL AREA
TOTAL: 526 sq.ft, 48.9 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.