



22 Jubilee Place Pitlochry | PH16 5GA

- RECEPTION ROOMS 1
- BEDROOMS 2
- BATHROOMS 2
- ALLOCATED PARKING
- QUIET RESIDENTIAL AREA
- CLOSE TO AMENITIES



OFFERS OVER
£195,000

22 JUBILEE PLACE

We are delighted to bring to the market this purpose-built 2-bedroom ground floor flat situated in a quiet residential area, in easy walking distance of the town centre.

The property has its own private entrance which opens to the inviting hallway. There are two double bedrooms, both are equipped with built-in wardrobes, the master with en-suite shower room. The bright, spacious living room leads into the well-equipped country style dining kitchen with its range of cream cupboards and built in appliances. A modern bathroom with shower over bath completes the accommodation.

Heat is provided by a gas central heating system, and the property is double glazed throughout. There is a walk-in cupboard in the hallway for storing household items.

The property benefits from an allocated parking space and there is additional visitor parking available.

This property will appeal to many, especially first-time buyers or those seeking to downsize.

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 and turn right onto Toberargan Road. At the fork in the road veer right onto Lower Oakfield. The entrance to Jubilee Place is on your left and No. 22 can be found immediately on your right.

FIXTURES & FITTINGS

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

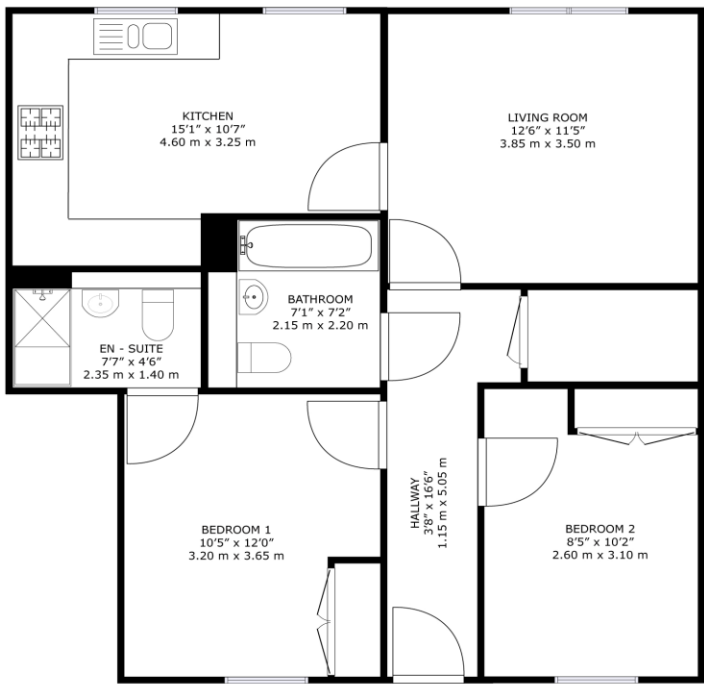
VIEWINGS

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

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EPC RATING C

COUNCIL TAX BAND D



22 Jubilee Place, Pitlochry PH16 5GA

GROSS INTERNAL AREA
TOTAL: 756 sq.ft, 70.2 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.