



# 11 Lagreach Brae Pitlochry | PH16 5QQ

- RECEPTION ROOMS 1
- BEDROOMS 2
- BATHROOMS 1
- INTEGRAL GARAGE
- QUIET RESIDENTIAL AREA
- CLOSE TO AMENITITES



OFFERS OVER  
£315,000

## 11 LAGREACH BRAE

A well-presented two-bedroom link-detached bungalow located within a quiet residential estate comprising modern houses and flats built as part of a purpose-built development. The accommodation begins with a welcoming entrance porch leading into a central hallway, which also provides access to the loft space. There are two generously sized double bedrooms, both benefiting from built-in mirrored wardrobes, offering excellent storage. The family bathroom is well appointed and features both a separate walk-in shower and a double-ended bath. The fitted kitchen comes complete with a range of appliances, including a washing machine, dishwasher, fridge freezer, oven and hob, making it ready for immediate use. A bright and spacious living room enjoys plenty of natural light and features patio doors leading directly to the rear garden. The garden is laid mainly to lawn and includes a patio seating area, a garden shed, and access to the integral garage. In addition to the integral garage, the property also benefits from private driveway parking. This attractive bungalow would make an ideal home for those seeking comfortable single-level living in a peaceful residential setting.

### 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 you will find the property on your left.

## FIXTURES & FITTINGS

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

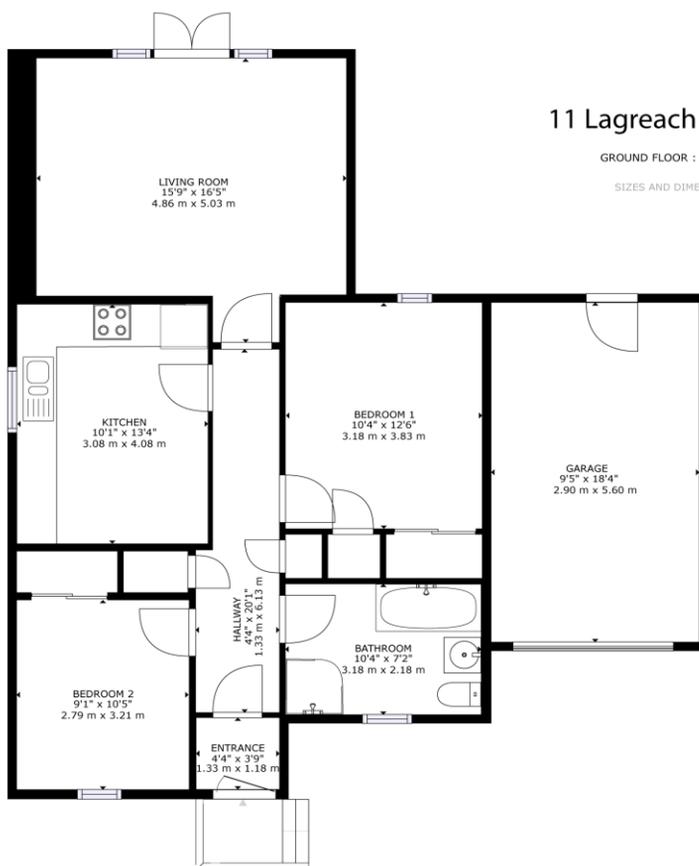
## VIEWINGS

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

01796 472606 | [property@jandhmitchell.com](mailto:property@jandhmitchell.com) | [www.jandhmitchellproperty.co.uk](http://www.jandhmitchellproperty.co.uk)

EPC RATING C

COUNCIL TAX BAND E



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.