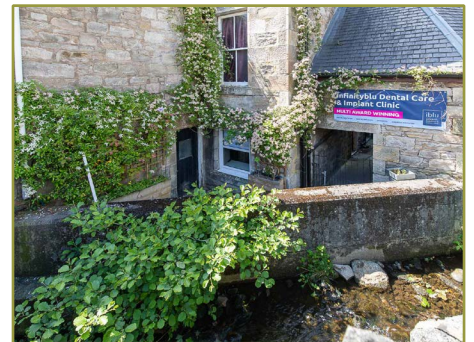


The Old Washhouse, 58a Atholl Road, Pitlochry, PH16 5BL



J&H Mitchell WS
SOLICITORS & ESTATE AGENTS

— Since 1836 —



Studio Flat

We are delighted to offer for sale this studio flat located in the ever popular town of Pitlochry. Consisting a good sized living room/bedroom/kitchen with adjacent shower room and hallway, this flat is ideal as a starter property or buy to let with potential as holiday accommodation.

The flat is in a quiet location behind Atholl Road and is conveniently situated near to the shops and local amenities. The town offers a fantastic choice of walks and cycle routes in the midst of breath-taking surroundings.

Property Features

- Studio flat
- Main door
- Separate hallway
- Shower room
- Secluded location
- Convenient for town centre
- Low maintenance
- Ideal as a buy to let

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 is on the main London to Inverness rail route. Pitlochry has a local school for ages 3 – 16years, a Medical Centre, Veterinary Surgery, Town Hall and Leisure Centre plus many attractions including the Festival Theatre, Dam and Salmon Ladder.

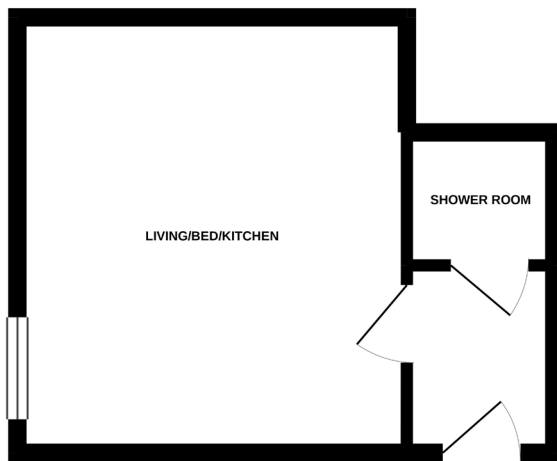
Directions

From our office on Atholl Road cross the road and head up the hill towards the town centre. Turn right down the lane next to “Your Sweets” heading towards the dentist. At the courtyard, turn right down an alley and you’ll see the red door on your right.

Viewing

By appointment with agent on 01796 472606

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the foregoing contained here, measurements of doors, windows, floors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency on the date made with Morgan ©2021

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	71	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C	74	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland	EU Directive 2002/91/EC	



Note

These particulars have been prepared in all good faith to give a fair overall view of the property. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances referred to are given as a guide only. Purchasers must satisfy themselves as to all items included in the particulars.