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# 9 Higher Oakfield Pitlochry PH16 5HT

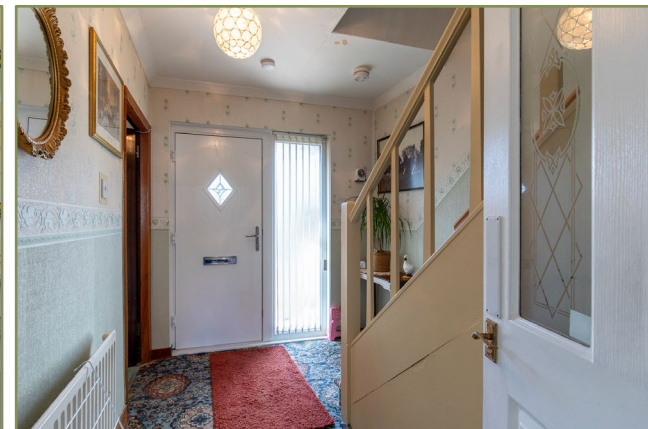
Offers Over £190,000

9 Higher Oakfield is an immaculately presented two-bedroom semi-detached home located in a quiet and popular area of Pitlochry.

Enter into a hallway which leads to the good sized living room. This room has windows to each end and although currently used solely as a living area, it would lend itself well to having a dining area to the rear. There is an electric fire in a fire surround.

The kitchen has a good range of wooden wall and floor units with a pale worktop and tiled splashbacks. There is a patio door leading to the side garden and covered patio area and space for a small dining table if desired.

The upper floor consists two double bedrooms, both with built-in wardrobes and shower room consisting an attractively decorated shower cubicle with electric shower, WC and WHB.



Externally to the front the garden is gravelled with defined flower beds and to the side an area of lawn with flower beds and shrubs to the side. The paved driveway leads to a car port which could also be used as a covered patio area. To the rear there is a gravelled garden area with a garden shed.

The house is within a short walk or drive of local amenities including schools and shops. It is well presented and in walk-in condition.

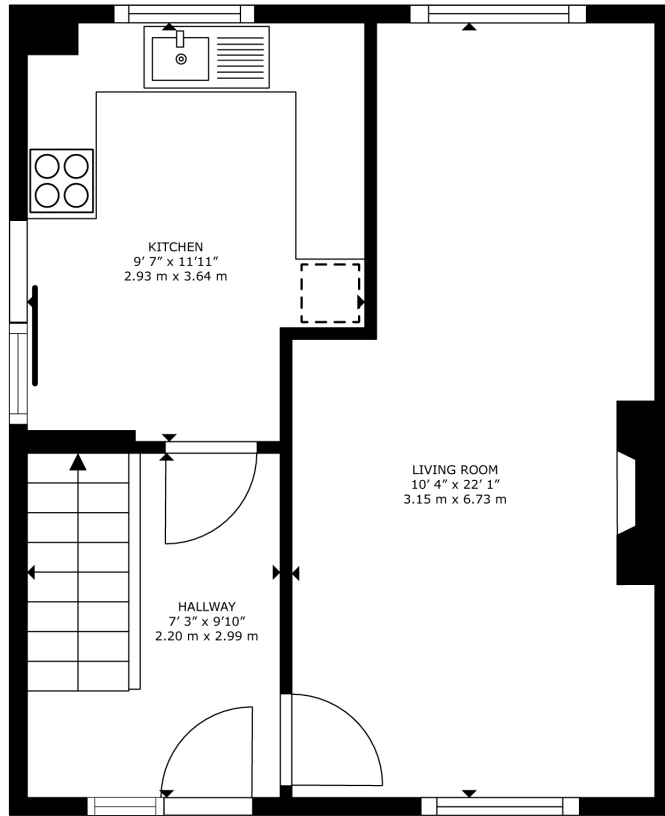
Pitlochry is located within a beautiful part of Highland Perthshire and is surrounded by stunning scenery. It has many independent shops, cafes, and hotels and there are primary and secondary schools along with a small supermarket and various leisure facilities including an 18-hole golf course, bowling green and leisure centre. The Festival Theatre overlooks the River Tummel with the Pitlochry Dam and visitor centre close by. There is an extensive network of footpaths and cycle ways around the area, many of which are easily accessible from the house, and there are bus and rail links connecting to Perth, the Central Belt and the north..



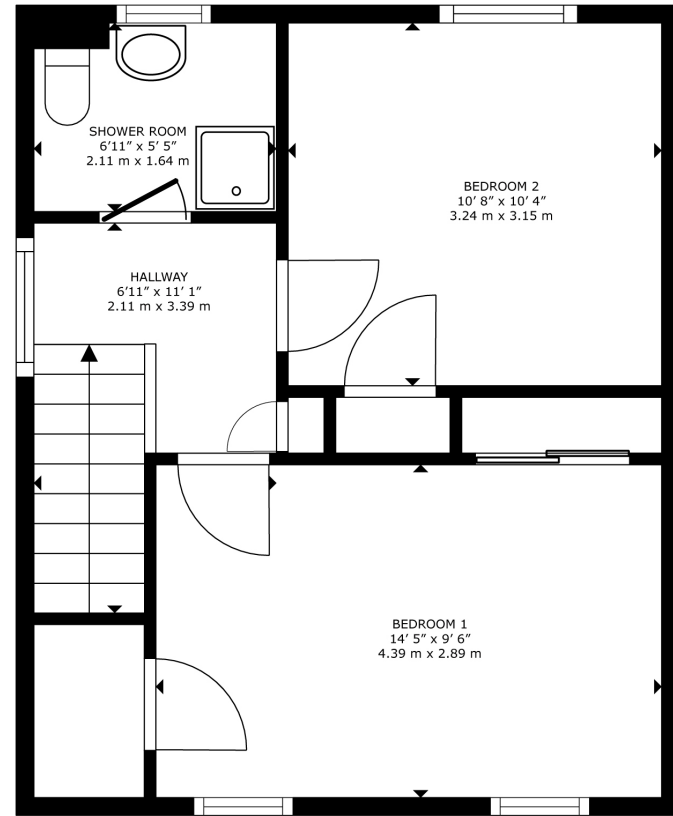


## Directions

From our office in Pitlochry, travel up Bonnethill Road turning right onto Toberargan Road. Continue onwards turning to the left and slightly up hill. Turn right at the park area onto Higher Oakfield. Proceed onwards and No 9 is the first house on the left after the turning for Craigower Crescent.



GROUND FLOOR



FIRST FLOOR

## 9 Higher Oakfield Pitlochry PH16 5HT

GROSS INTERNAL AREA  
FLOOR 1 36.7 m<sup>2</sup> (395 sq.ft.) FLOOR 2 36.7 m<sup>2</sup> (395 sq.ft.)  
TOTAL : 73.4 m<sup>2</sup> (790 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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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 not that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matter 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.