



J&H Mitchell ^{WS}
SOLICITORS & ESTATE AGENTS
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24 Bonnethill Road Pitlochry PH16 5BS

Offers Over £270,000

24 Bonnethill Road is a generously proportioned two bedroom house situated in the heart of Pitlochry.

This immaculately presented house is situated in a very private and quiet corner within easy walking distance of the town centre.

Enter via a vestibule into a spacious hallway. There is a good sized living room with dual aspect windows. The dining room leads through to a conservatory to the rear of the house and also adjoins an attractive modern kitchen which is well provided with wall and floor units, eye level double oven, gas hob, microwave and dishwasher. A separate utility room has space for additional white goods and an access into the integrated garage.

The ground floor accommodation is completed by a family shower room with shower cubicle, WC, WHB and heated towel rail.



The stair leads up to a large landing which is used as an additional living room, this area has several large Velux windows so makes a lovely bright living space. A corridor with mirrored store cupboards and wardrobes leads through to a double bedroom which benefits from having an additional built-in wardrobe.

There is an adjacent shower room which can be used as an en-suite for this bedroom if desired or left open as an additional family shower room. There is a second double bedroom which also has a built-in wardrobe.

Externally there is a paved area to rear of the house with a drying area and some raised flower borders. To the front there is a gravelled area, part of which belongs to the house and is suitable for parking.



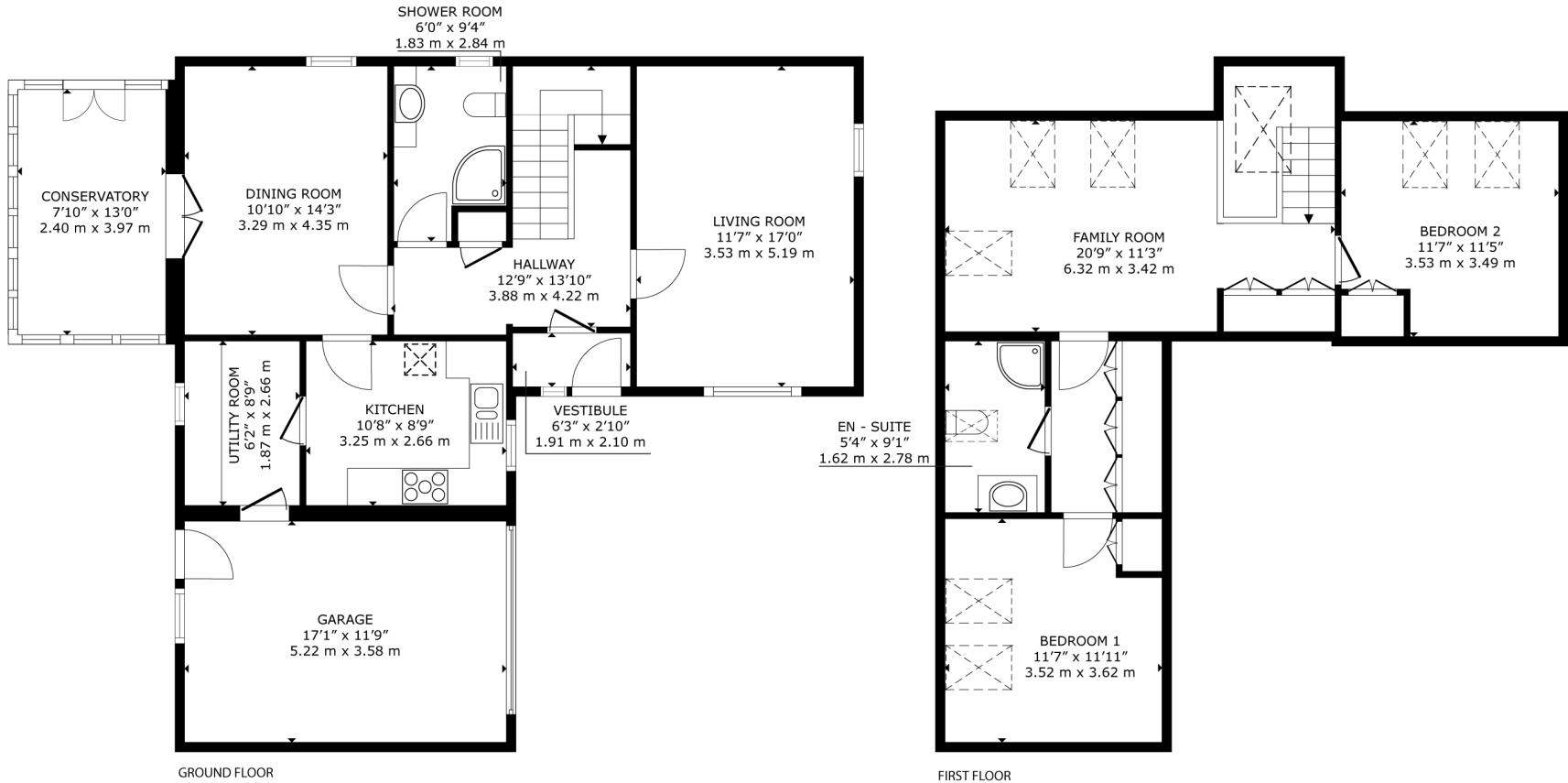
Pitlochry is located within a beautiful part of Highland Perthshire and is surrounded by stunning scenery. It has many independent shops, cafes, and hotels and there are primary and secondary schools along with a small supermarket and various leisure facilities including an 18-hole golf course, bowling 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, cross the road and head up Bonnethill Road. The house is on the right hand side behind the second block which includes Walton Kilgour Accountants. Access can be gained either by a lane or driveway on either side of the block.



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GROSS INTERNAL AREA
FLOOR 1 78.5 m² (845 sq.ft.) FLOOR 2 59.3 m² (638 sq.ft.)
EXCLUDED AREAS : GARAGE 18.7 m² (201 sq.ft.)
TOTAL : 137.7 m² (1,483 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.



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