

Arisaig House | Strathview Terrace Pitlochry | PH16 5QR

- RECEPTION ROOMS 2
- BEDROOMS 4
- BATHROOMS 4
- ATTRACTIVE GARDENS
- DOUBLE GARAGE/WORKSHOP
- EXTENSIVE VIEWS

J&H Mitchell WS
SOLICITORS & ESTATE AGENTS
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OFFERS OVER
£450,000

ARISAIG HOUSE

A delightful four-bedroom detached home, tucked away in a peaceful location and enjoying extensive views across the surrounding landscape.

This charming property offers spacious and versatile accommodation, complemented by colourful tiered gardens and a substantial double garage.

A welcoming entrance vestibule, with a useful double cupboard for coats and outdoor essentials, leads into a central hallway with staircase to the upper floor.

The generously proportioned living room is a particularly appealing feature, with windows on three sides flooding the room with natural light and framing the wonderful views.

A separate dining room provides an ideal space for entertaining, while the fitted kitchen is complemented by an adjoining utility room with direct access to the garden.

A double bedroom with Jack and Jill en-suite facilities completes the ground floor accommodation.

Upstairs, the principal bedroom benefits from an en-suite bathroom featuring a corner whirlpool bath, while two further bedrooms each enjoy their own en-suite shower rooms, providing excellent flexibility for family living and visiting guests.









ARISAIG HOUSE

Externally, the property is surrounded by attractive tiered gardens with an abundance of colourful planting and a charming pagoda seating area, a sun-trap corner both areas providing inviting spots for outdoor relaxation and entertaining.

A substantial double garage, situated beneath the property, provides excellent parking and storage, complemented by additional driveway parking.

A wonderful hidden gem, combining generous accommodation, beautiful gardens and far-reaching views in a peaceful and secluded setting. Offered with no onward chain, the property also presents an excellent opportunity for use as a bed and breakfast, subject to obtaining the necessary consents.





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 within easy reach of the property.







DIRECTIONS

From our office in Pitlochry continue north along Atholl Road and turn right onto Larchwood Drive. Veer left onto Strathview Terrace and turn left at the corner, for Pine Trees Hotel and take the high track on the right, passing one other property on your right before reaching Arisaig House.

FIXTURES & FITTINGS

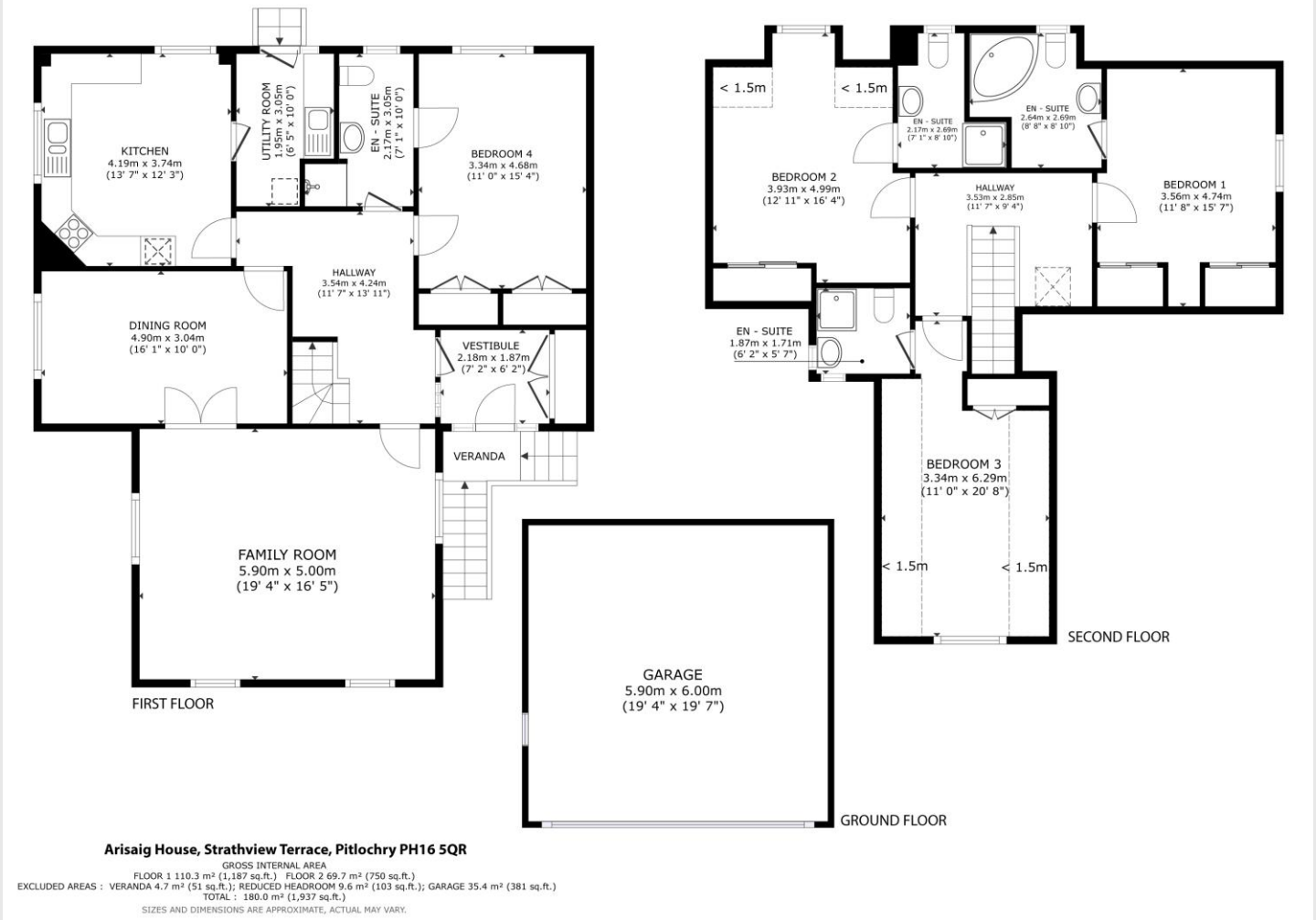
All fixtures and fittings are included in the sale unless otherwise stated.

VIEWINGS

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

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EPC RATING C **COUNCIL TAX BAND F**



Arisaig House, Strathview Terrace, Pitlochry PH16 5QR

GROSS INTERNAL AREA
FLOOR 1 110.3 m² (1,187 sq.ft.) FLOOR 2 69.7 m² (750 sq.ft.)
EXCLUDED AREAS : VERANDA 4.7 m² (51 sq.ft.); REDUCED HEADROOM 9.6 m² (103 sq.ft.); GARAGE 35.4 m² (381 sq.ft.)
TOTAL : 180.0 m² (1,937 sq.ft.)
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.