
8 Lettoch Terrace, Pitlochry, PH16 5BA
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Irving Geddes are delighted to offer for sale this immaculately presented and fully modernised three bedroom semi-detached villa boasting an enviable location within walking distance to the centre of the ever popular Perthshire town of Pitlochry. Set in beautiful gardens with ample off-street parking & large detached shed/workshop.

A flexible layout comprising; welcoming VESTIBULE with under-stair storage, HALL, large LOUNGE with stove and access to quality CONSERVATORY with a charming garden outlook & patio door, DINING ROOM/BEDROOM 3 with storage, modern fully-fitted KITCHEN with door to patio, & UTILITY ROOM/W.C. There is a FAMILY BATHROOM, a LANDING with storage & attic hatch, & 2 further DOUBLE BEDROOMS with built-in storage on the upper floor. The property is double glazed throughout and warmed by gas fired central heating.

Beautiful mature gardens surround the property with a hedge border to the front with areas of lawn and a large gravel drive leading to the shed/workshop. The fully enclosed rear is tiered and has a slabbed patio with glass balustrade, areas of lawn, planted borders and a most pleasant wooded backdrop. The property also benefits from a detached brick-built store.

8 Lettoch Terrace is offered in true move-in condition, and enjoys a sought-after residential position in one of Scotland's most desirable towns, located on the edge of the Pitlochry Paths Network, giving direct doorstep access to woodland trails, waterfalls, & hill viewpoints Likely to have broad appeal and early interest is advised.

Video Tour https://my.matterport.com/show/?m=LpCv8pn8oxp

Council Tax Band 'D' **Energy Performance** Rated 'D'.

Viewing Strictly by appointment through Irving Geddes.

Pitlochry is a bustling Victorian spa town with an excellent range of individual shops restaurants, hotels and amenities, along with a well-respected school & renowned Festival Theatre. The A9 motorway is nearby & Pitlochry train station has regular direct services to Inverness, Edinburgh, Glasgow & the London sleeper service. The area is known for its spectacular scenery and is a haven for outdoor enthusiasts. There are many walks nearby including up the hills of Ben Vrackie and Schiehallion, with a number of 9/18 hole golf courses in the area. The property is also well placed for skiing in the Cairngorms & Glenshee.

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- Charming and immaculately presented family villa.
- Three bedrooms - two on first floor and one ground floor.
- Contemporary extended kitchen with integrated appliances.
- Large conservatory to rear & generous built-in storage.
- Wood-burning stove, gas central heating & fully double glazed.
- Utility/W.C. & family bathroom
- Quality 'Shutterly' shutters & Karndean flooring.
- Pleasant 10 minute stroll to Pitlochry town centre.
- Beautiful landscaped garden & off-street parking.
- Large shed/workshop & external store.










F&M

































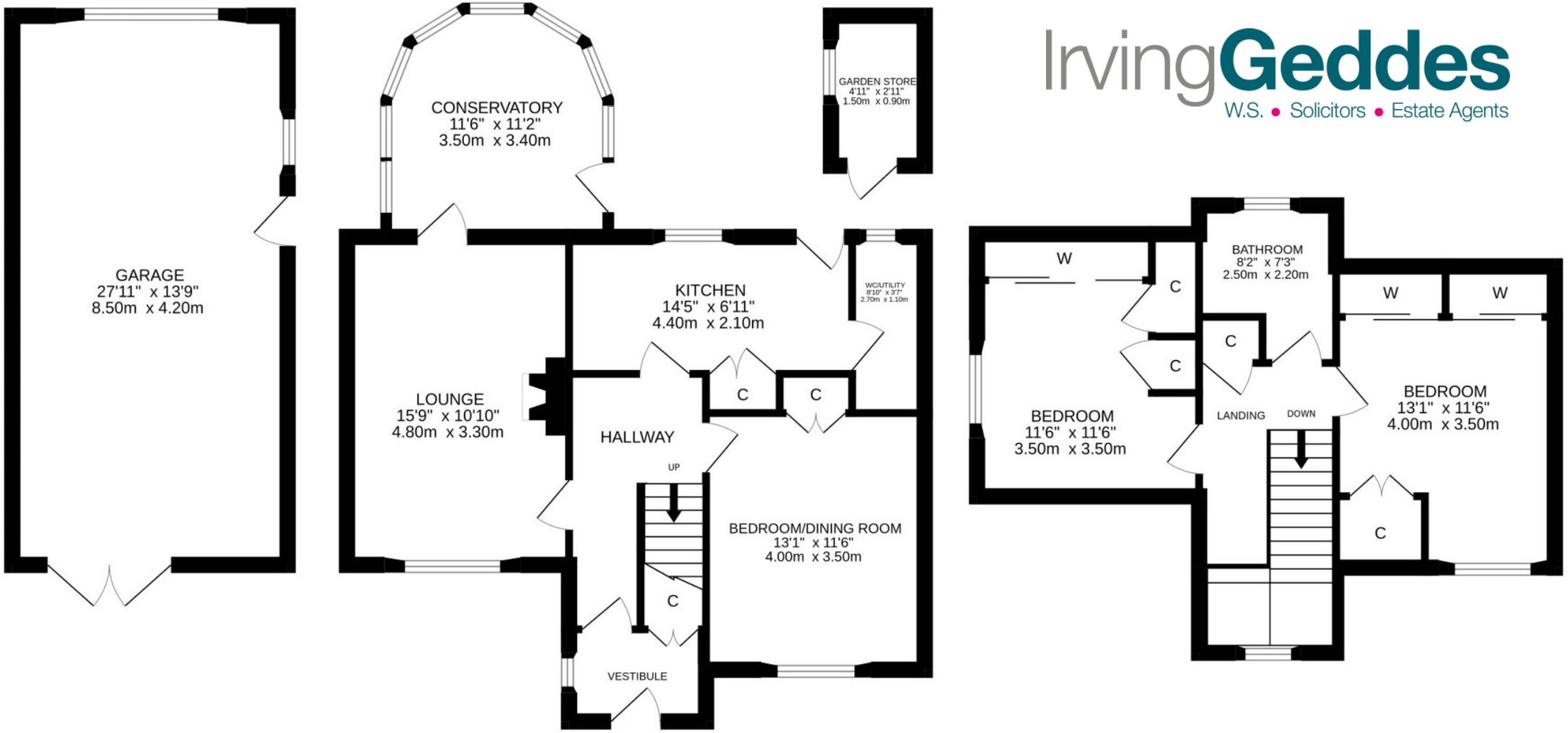






These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate only.

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