



CRAIGOWER CRESCENT PITLOCHRY | OFFERS OVER £195,000

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CRAIGOWER CRESCENT

PITLOCHRY

£195,000

Don't miss out on the opportunity to make this house your home in the heart of Pitlochry.

This impressive Semi-Detached 2-bedroom house is a true gem waiting to be discovered. Boasting a beautifully refurbished interior, this home offers a welcoming reception hall with cloaks cupboard off, lounge with a feature 'hole-in-the-wall' wood burning fireplace creating a cosy and inviting atmosphere, a truly stunning refitted kitchen complete with built-in appliances, dining area and with french doors to a raised decked area and south-facing garden. The first floor offers 2 excellent double bedrooms (2 built-in wardrobes in main bedroom) and a new modern bathroom.

The property has double glazing and gas heating and with fresh decoration and oak flooring that exudes comfort and style this superb home cannot fail to impress. The attention to detail in the refurbishment is evident throughout, making it a place that's ready to move into with rewiring, new plumbing, new roof, fascias, windows and doors.

There's also a substantial car port with driveway providing parking for 3 vehicles, ensuring convenience and peace of mind for you and your guests.

DESCRIPTION

A superb property at an excellent price in simply walk-in condition within this highly sought-after location in the heart of Pitlochry. Not your average home. Call your local Professional Estate Agent, Colin Jenkins at AMAZING RESULTS!™ Estate Agents today to book your viewing appointment. 0800 999 1565 | 07977 170505.

Reception Hall 0.70m x 2.04m (2'3" x 6'8")
Lounge 4.69m x 3.03m (15'4" x 9'11")
Kitchen/Dining Room 5.40m x 2.55m (17'8" x 8'4")
Bedroom 1 4.09m x 2.64m (13'5" x 8'7")
Bedroom 2 3.50m x 2.76m (11'5" x 9'0")
Bathroom 1.89m x 1.70m (6'2" x 5'6")

LOCATION

Craigower Crescent occupies a superb central location in the historic town of Pitlochry. Situated in the very heart of Highland Perthshire, surrounded by miles of countryside, and with the mighty Tummel river nearby, there are many walks to enjoy, suited to all abilities, from the many forestry and riverside walks to the higher slopes of Ben Vrackie.

Trains on the Highland mainline stop at Pitlochry train station and the new dualling of the A9 between the Pass of Birnam and Inveralmond has shortened driving time to Perth and beyond. The town is served by a local bus service which allows onward connections to other Highland Perthshire villages. There are also frequent coach services to Edinburgh, Glasgow and Inverness.

The local school serves P1-S4 with continued secondary education at Breadalbane Community Campus, Aberfeldy which is reached by school bus. The Community Campus, which is also home to Live Active Leisure, houses a swimming pool, Jacuzzi and sauna, squash and tennis courts various pitches as well as a bright spacious library. Pitlochry also houses a Live Active hub and is home to many societies and clubs including the beautiful Pitlochry Golf Course.

Highland Perthshire offers a wide choice of hospitality and leisure pursuits including the Birks Cinema, several distilleries and the Pitlochry Festival Theatre which attracts many well-known artists. There are also several churches which represent a variety of faiths, and an extensive list of clubs and societies including football, rugby, drama, golf and historical. Simply, it excels in Community.

KEY FEATURES

- * Superb Semi Detached Villa
- * Beautifully Refurbished
- * Spacious Lounge With Feature Fireplace
- * Outstanding Refitted Kitchen/Dining Room (Appliances)
- * 2 Double Bedrooms
- * Modern Refitted Bathroom
- * Gas Heating & Double Glazing
- * Substantial Carport & Driveway
- * South-Facing Garden
- * Expect To Be Impressed!

GARDENS & CARPORT

Easily maintained front garden. South-facing rear garden. Raised decked area with external foot lighting and external electric point. Stone chipped driveway leading to substantial car port (bluetooth speakers, external lighting and hot & cold water tap).

EXTRAS

All fitted floor covering, blinds and integrated built-in kitchen appliances are included in the sale.

ARRANGE A VIEWING?

Viewing by appointment. Please call your local Estate Agent, Colin Jenkins at AMAZING RESULTS!™ to see this property today. 0800 999 1565 | 07977 170505. To view additional Photographs, Floor Plans, Property Tours and Social Media content or to arrange a viewing online, please visit our website. www.AMAZINGRESULTS.com.

PROPERTY TO SELL?

Why not find out how much your property is worth today with a free, no obligation valuation from your local Professional Estate Agent, Colin Jenkins. 0800 999 1565 | 07977 170505. Book your FREE property valuation online. www.AMAZINGRESULTS.com.

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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative 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 as to their operability or efficiency can be given.
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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(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 Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(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



To view this property call Colin Jenkins on 0800 999 1565



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Viewing is strictly by appointment through your local Agent on 0800 999 1565. These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. Any Services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. All measurements, distances and areas are approximate and for guidance only. How much is your home worth? Find out in a few clicks at www.AMAZINGRESULTS.com.

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