

CRAIGOWER CRESCENT PITLOCHRY | OFFERS OVER £195,000 0800 999 1565 www.**AMAZINGRESULTS**.com







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 RESULTSI™ Estate Agents today to book your viewing appointment. 0800 999 1565 | 07977 | 70505.

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

LOCATION

Craigower Crescent occupies a superb central location in the historic town of Pftlochry. 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 PI-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 a 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 RESULTSI™ to see this property today. 0800 999 I565 | 07977 I70505. 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.

WANT TO MAKE SURE YOU'RE GETTING THE BEST MORTGAGE

We'll search 1000's of mortgages for you. Call today on 0800 999 1565 and get yourself a great mortgage quote. GROUND FLOOR





1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, noons and any other items are approximate and no responsibility is taken to any error, prospective purchaser. The services, systems and applications shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Methors ©2024

	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO2 emissions		
(92 plus) A			(92 plus) 🛕		90
(81-91) B		88	(81-91)	77	90
(69-80) C	74		(69-80) C		
(55-68)			(55-68) D		
(39-54)			(39-54)		
(21-38)			(21-38)		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO2 emissions		

To view this property call Colin Jenkins on 0800 999 1565







www.AMAZINGRESULTS.com











Colin Jenkins

Founder/Professional Estate Agent

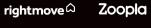
0800 999 1565 (office) 07977 170505 (mobile)

colin@AMAZINGRESULTS.com













PrimeLocation.com



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.

Scotland's Estate Agent, delivering award-winning customer service, local know-how and amazing results, since 2013.