



2 Jubilee Place Pitlochry PH16 5GA
Offers In Region Of **£205,000**



51 Atholl Road, Pitlochry. PH16 5BU
01796 472606

J&H Mitchell^{WS}
SOLICITORS & ESTATE AGENTS
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2 Jubilee Place Pitlochry PH16 5GA

Offers In Region Of
£215,000

We are delighted to bring to market this well-presented two-bedroom first floor apartment situated within walking distance to Pitlochry town centre.



The property is entered at ground floor level via its own private front door and stairs lead to the first floor accommodation comprising hallway; living room; kitchen with dining area; two double bedrooms main with en-suite shower room; and family bathroom. This attractive apartment benefits from gas central heating and double glazing throughout. The property has previously been run as a successful furnished holiday let with many returning clients and is being offered fully-furnished.

Outside there is a private parking space and additional visitors parking is located nearby.

Pitlochry is a popular destination in the heart of Highland Perthshire. Located just off the A9 it is easily accessible by road and is on the main London to Inverness rail route. Pitlochry has a local school for 3-16 years Medical Centre Veterinary Surgery Town Hall and Leisure Centre plus many attractions including the Festival Theatre Dam and Salmon Ladder.

This property is a welcome addition to the market. Viewing is highly recommended and strictly by appointment.

Entrance (6' 8" x 5' 9") or (2.02m x 1.74m)

Hallway (19' 8" x 4' 10") or (6.00m x 1.47m)

Living Room (13' 0" x 11' 0") or (3.96m x 3.36m)

Kitchen/Diner (15' 0" x 10' 7") or (4.56m x 3.23m)

Bedroom 1 (12' 6" x 12' 5") or (3.82m x 3.78m)

En-suite shower room (6' 5" x 6' 4") or (1.96m x 1.92m)

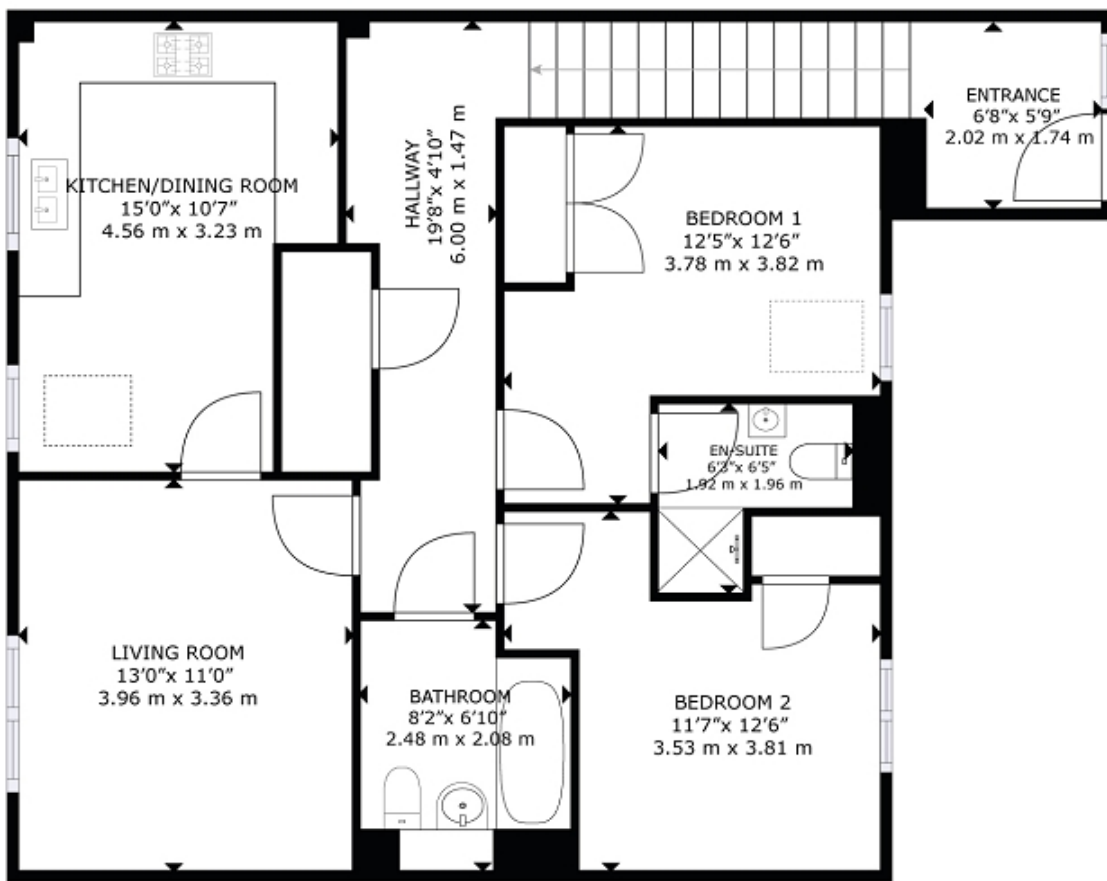
Bedroom 2 (12' 6" x 11' 7") or (3.81m x 3.53m)

Bathroom (8' 2" x 6' 10") or (2.48m x 2.08m)

Directions

From our office on Atholl Road take a right onto Bonneathill Road then take the first right onto Toberargan Road. Follow along and take a right onto Lower Oakfield. From there take the first left into Jubilee Place and you will find the entrance to No.2 on your left.





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GROSS INTERNAL AREA
FLOOR PLAN: 843 sq. ft, 78 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	81	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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