



J&H Mitchell ^{WS}
SOLICITORS & ESTATE AGENTS
— Since 1836 —



Pitcastle South, By Pitlochry, PH16 5JT

Offers Over £550,000

We are delighted to bring this stunning four bedroom house to the market. This spacious property is in walk-in condition and is situated in a rural setting a few miles south of Pitlochry. There are beautiful views of the surrounding hills and valley, especially from the sun room and adjoining patio area.

The house benefits from well proportioned living spaces which flow beautifully throughout. The large living room includes an attractive fireplace with woodburning stove. This leads through to the sun room with windows to three sides and French doors onto a patio area outside and to the kitchen/dining room. This spacious and bright room has plenty space for a large dining table and chairs, divided from the kitchen area by a large breakfast bar. The kitchen itself consists of a generous supply of white wall and floor units with granite worktops and tiled splashbacks. There is an integrated dishwasher, fridge, hob with extractor fan and eye level double oven and warming drawer. There is an adjacent utility room with sink and spaces for a washing machine and tumble dryer and a pantry cupboard.

There are four generous sized double bedrooms, two with en-suite shower rooms and an additional large room on the upper floor which is currently used for storage but could easily be converted into a fifth bedroom.

The house is heated by oil fired underfloor heating on the ground floor with electric radiators upstairs. There is a driveway leading to a parking area and a garage located in the basement of the house with a lift to the ground floor.



Externally, the house sits in large sloping garden grounds laid mainly to grass with some shrubs and trees. There is a patio area adjacent to the sun room and paths lead to the top of the garden and to sheds and a greenhouse beside which there is an additional raised patio area.

Vestibule(6' 0" x 5' 7") or (1.82m x 1.70m)

Hallway(15' 6" x 9' 8") or (4.72m x 2.95m)

Living Room(21' 2" x 13' 2") or (6.44m x 4.02m)

Sun Room (18' 2" x 10' 4") or (5.53m x 3.15m)

Dining Room (11' 0" x 10' 8") or (3.35m x 3.24m)

Kitchen (14' 1" x 14' 0") or (4.28m x 4.27m)

Utility Room (14' 1" x 6' 4") or (4.29m x 1.92m)

Master Bedroom (16' 5" x 13' 1") or (5.00m x 4.00m)

En-suite shower room (14' 0" x 4' 10") or (4.26m x 1.48m)

Bedroom 2 (18' 3" x 10' 4") or (5.57m x 3.16m)

Bedroom 3/Office (12' 0" x 9' 8") or (3.66m x 2.95m)

Shower Room (11' 11" x 6' 9") or (3.64m x 2.06m)

Lift (5' 9" x 4' 11") or (1.75m x 1.50m)

Bedroom 4 (21' 1" x 14' 10") or (6.42m x 4.51m)

Shower Room (11' 9" x 5' 7") or (3.59m x 1.71m)

Storage room (16' 6" x 15' 1") or (5.04m x 4.59m)

Garage (18' 3" x 16' 6") or (5.56m x 5.04m)

Directions

From Pitlochry, head south out of the town and onto the A9. Continue south for approx 1 mile and turn left (signposted East Haugh, Croftinloan & Dalshian). immediately turn right up hill, follow road as it turn back on itself, Pitcastle South is on the right.







Pitcastle South by Pitlochry PH16 5JT

TOTAL: 2568 sq. ft, 239 m²
 FLOOR 1: 1884 sq. ft, 175 m², FLOOR 2: 684 sq. ft, 64 m²
 EXCLUDED AREAS: PORCH: 25 sq. ft, 2 m², STORAGE: 19 sq. ft, 2 m², CRAWL SPACE: 78 sq. ft, 7 m²,
 OPEN TO BELOW: 38 sq. ft, 3 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

J H Mitchell | 51 Atholl Road, Pitlochry. PH16 5BU | 01796 472606 | www.jandhmitchellproperty.co.uk | info@jandhmitchell.com

Every effort has been taken in preparing these details as carefully as possible, however, intending purchasers should be aware that their accuracy is not guaranteed, all measurements are approximate and this does not form any part of any contract. J H Mitchell has not tested any apparatus, fixtures, fittings, central heating systems or services mentioned in these particulars and intending purchasers are advised to satisfy themselves as to their working order or condition.