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J&H Mitchell ^{ws}
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15 Nursing Home Brae Pitlochry PH16 5HP

Offers Over £275,000

J&H Mitchell are delighted to bring this beautifully presented two-bedroom home in Pitlochry to the market.

This modern property, built in 2018 is in a peaceful part of the town on the site of an old nursing home. The house is decorated throughout to a very high standard and is in walk-in condition, whilst the rear garden is designed to take full advantage of the space available. The house is heated by an Air Source Heat Pump, the controls for which are in a cupboard off the kitchen.

This lovely home consists of a spacious and bright open living room, dining area and kitchen located to the rear of the property. Each area is clearly defined with the living space to one side and the dining area leading to the rear garden via patio doors. The kitchen is separated by a breakfast bar. It is of a modern design with beige wall and floor units with a wood effect worktop. There is an integrated oven, induction hob with extractor fan, fridge, freezer, washer/dryer, and dishwasher.



There are two double bedrooms to the front of the house, both have built in wardrobes. Bedroom one has an en-suite shower room with large walk-in shower, wc, whb and heated towel rail. Bedroom two has a “secret” doorway through the wardrobe to a “Jack and Jill” en-suite bathroom which consists of a bath with shower over, wc, whb and heated towel rail. The bathroom and shower room both benefit from having underfloor heating. The hallway has 3 store cupboards.

Externally, there is a canopy over the front door and a small garden area along the front of the house. To the rear there is an attractive garden with patio and gravelled area to the side with effective planting in the borders turning this space into a secluded and peaceful space which is connected to the house via the large patio doors.

There are steps leading to the parking area to the rear of the houses where there is a designated space for the house and additional visitor spaces.



The house is within a short drive or walk to the centre of Pitlochry which benefits from many shops, cafes, and restaurants. There are primary and secondary schools along with a small supermarket and various leisure facilities including an 18-hole golf course, bowling green, leisure centre and an extensive network of footpaths and cycle ways.

Dimensions

Living/Dining Room (18' 1" x 17' 5") or (5.50m x 5.30m)

Kitchen (17' 3" x 7' 3") or (5.25m x 2.20m)

Bedroom 1 (13' 0" x 11' 6") or (3.95m x 3.50m)

En Suite (7' 10" x 7' 10") or (2.40m x 2.40m)

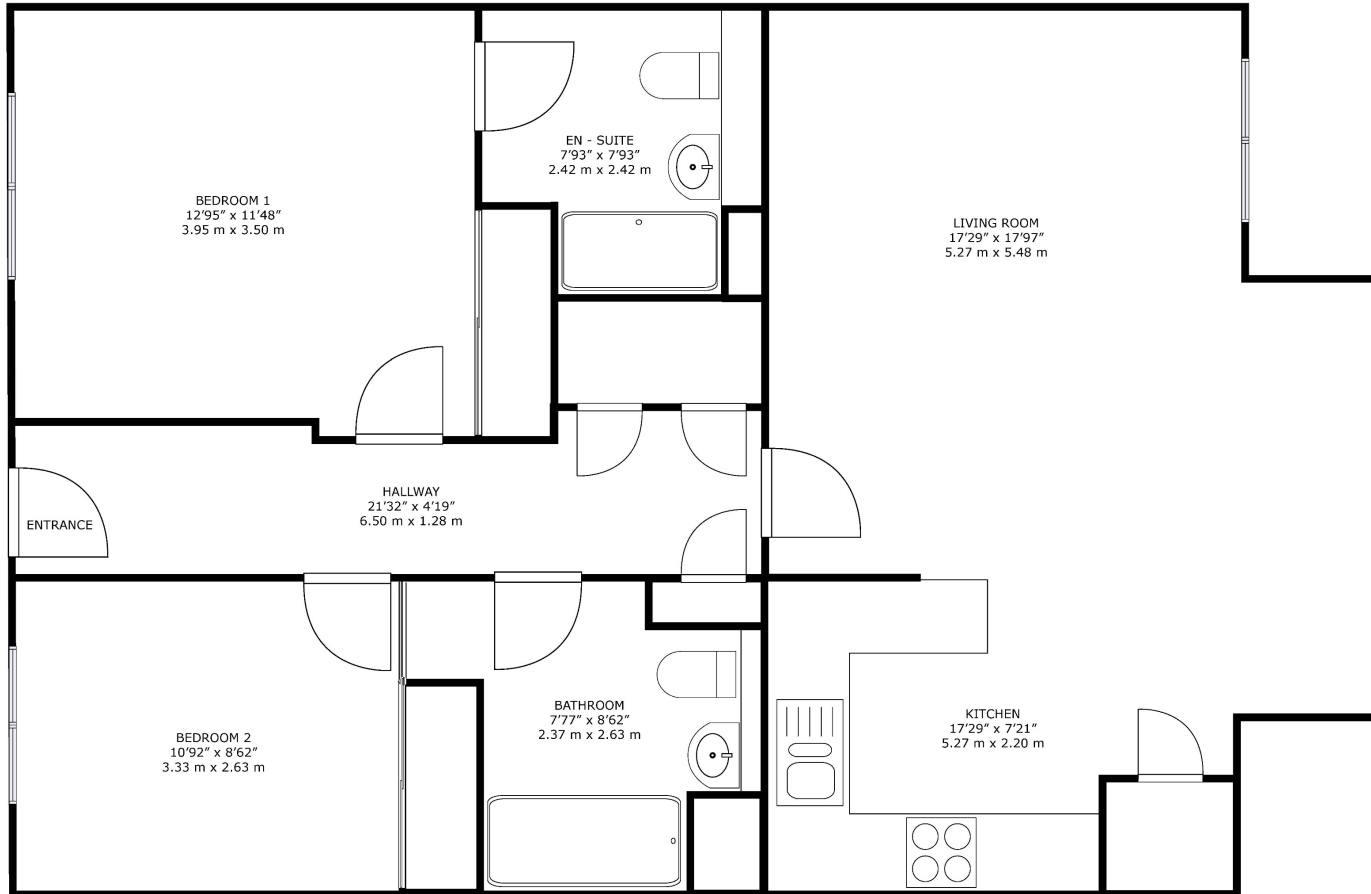
Bedroom 2 (11' 0" x 8' 8") or (3.35m x 2.65m)

Bathroom (8' 8" x 7' 9") or (2.65m x 2.35m)



Directions

From our office in Pitlochry, head up Bonneathill Road (opposite office), turn right onto Toberargan Road and follow this uphill to a fork in the road. Turn onto Nursing Home Brae which is straight on and continue to the top of the hill. No 15 is on the left, there is parking to rear of the houses.



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GROSS INTERNAL AREA
TOTAL: 818 sq. ft, 76 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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