



16 Knockard Avenue, Pitlochry, PH16 5JE
Offers Over £155,000



51 Atholl Road, Pitlochry, PH16 5BU
01796 472606

J&H Mitchell ^{WS}
SOLICITORS & ESTATE AGENTS
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Offers Over
£155,000

J&H Mitchell are pleased to bring this attractive two-bedroom ground floor flat located in a popular area of Pitlochry to the market.





The flat is on the ground floor of a block containing four flats and has its own main door access from the side of the property. This enters into a vestibule leading to the main hallway.

There is a good sized living room with bay windows to the front which is large enough to be used as a living room/dining room if desired. The kitchen can also accommodate a dining table and consists a range of wall and floor units with free standing electric cooker, fridge-freezer, washing machine and dish washer included in the sale.

There are two double bedrooms, the room to the front has two sets of built-in wardrobes and the bedroom 2 to the rear of the flat has one set. The bathroom has a bath with electric shower over which requires a hose, WC, WHB and heated towel rail.



Externally the flat benefits from having its own private garden area to rear of the property. The front garden is shared between the flat and the one above. To the side is a broad driveway which again is shared with the flat above as well as the two flats on the adjacent block. There is also an external store cupboard to the side of the main door.

It is located in the centre of Pitlochry which provides 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. There are bus routes through the town and a railway station which connects it to the Central Belt and to the north.



Dimensions

Living/Dining Room

(16' 3" x 10' 2") or (4.95m x 3.10m)

Kitchen

(11' 6" x 9' 6") or (3.50m x 2.90m)

Bedroom 1

(9' 6" x 9' 2") or (2.90m x 2.80m)

Bedroom 2

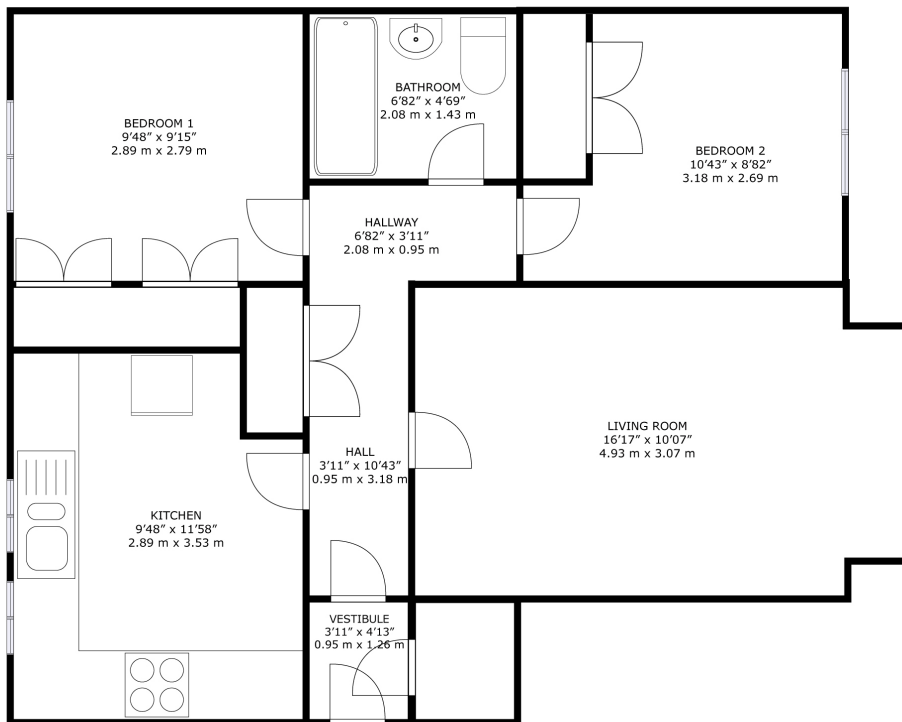
(10' 6" x 8' 10") or (3.20m x 2.70m)

Bathroom

(6' 11" x 4' 9") or (2.10m x 1.45m)

Directions

From our office in Pitlochry, head up Atholl Road and turn right onto West Moulin Road. Follow road up hill and turn right onto Knockard Road (Adjacent to the Craigvrack Hotel), turn left onto Knockard Place and then right onto Knockard Avenue. Number 16 is on the lower left of the second block.



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GROSS INTERNAL AREA
TOTAL: 526 sq.ft, 48.9 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

J & H Mitchell

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These particulars have been prepared in all good faith to give a fair overall view of the property. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise not that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matter prior to purchase. Any areas, measurements or distances referred to are given as a guide only. Purchasers must satisfy themselves as to all items included in the particulars.