



J&H Mitchell <sup>WS</sup>  
SOLICITORS & ESTATE AGENTS  
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# 1 Leslie Place Pitlochry PH16 5JD

Offers Over £160,000

J&H Mitchell are pleased to bring to the market this three bedroom semi-detached bungalow situated in Pitlochry.

The house is located in a quiet residential area of the town with easy access to the town centre and to the surrounding countryside. Whilst in need of some modernisation, this house has plenty potential as a lovely family home. It consists of a large conservatory which has a door to the hallway and also to the good sized, bright living room which has an electric fire set in a stone fireplace.

The kitchen is situated to the rear and has cream wall and floor units with a marble effect worktop. The electric cooker, washing machine and fridge are included in the sale.

There are three double bedrooms and a bathroom which consists of a bath, separate shower cubicle, WC and WHB.





Externally there is a timber garage and adjacent parking area. The front and rear gardens are laid mainly to grass with a variety of shrubs and flower borders. There is a timber shed to the rear and a greenhouse to the front.

It should be noted this property is of non standard steel framed construction so may be unsuitable for some lenders. Please refer to the home report for further information.

The house is located in a popular area 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 as well as the Festival Theatre and the Pitlochry Dam visitor centre. There is an extensive network of footpaths and cycle ways around the town and there are bus routes and rail links connecting it to the Central Belt and to the north.

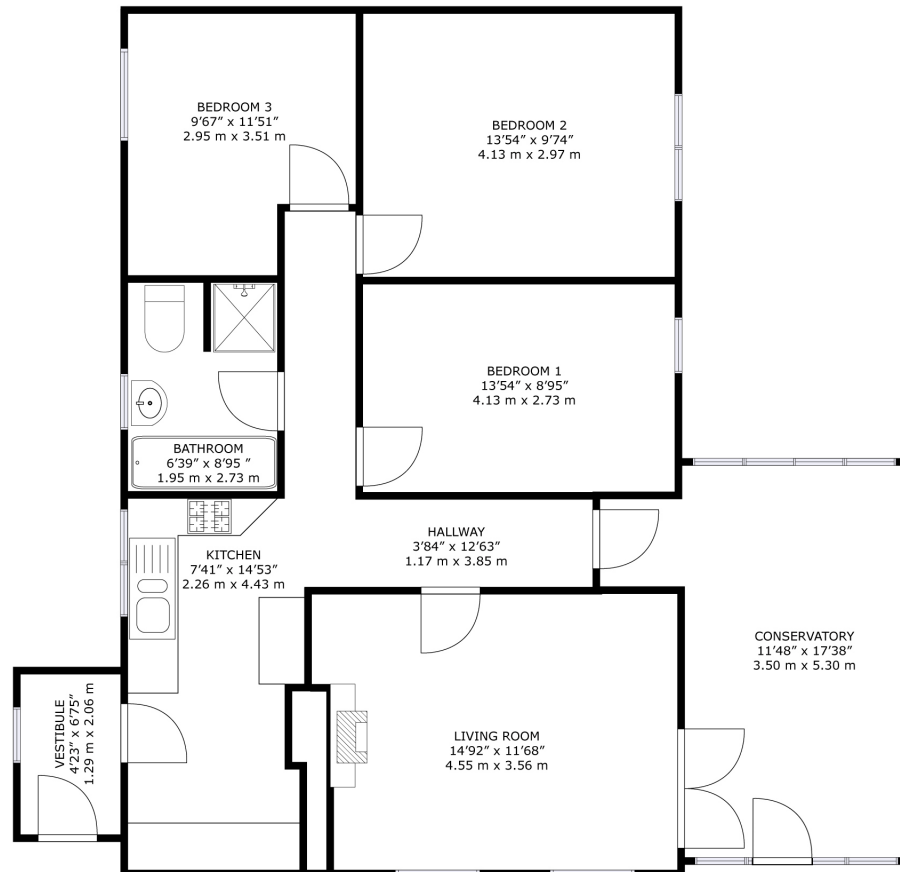






## Directions

From our office in Pitlochry, head south along through the town and turn left onto East Moulin Road. Continue up the hill and turn right onto Tomcroy Terrace. Turn left onto Finlay Terrace and the house is on right as you reach the right hand bend. Note, although the address is Leslie Place, this is a narrow lane to the front of the house, the actual access is off Finlay Terrace.



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GROSS INTERNAL AREA

TOTAL : 76.8 m<sup>2</sup> (826 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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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.