



J&H Mitchell <sup>WS</sup>  
SOLICITORS & ESTATE AGENTS  
— Since 1836 —



Viewlands West  
Perth Road  
Pitlochry  
PH16 5LY

Offers Over £239,000

£21,000 below HR valuation

J&H Mitchell are pleased to bring this desirable two bedroom house located in Pitlochry to the market.

This property is ideally positioned within an easy walk or drive of the centre of town and is set back from the road. It has an open outlook, enjoying views to the surrounding hills and offers an opportunity for a family home or a move up the property ladder. The house has oil central heating

Enter at the front via the large conservatory which spans the front of the house. There is a door through to the hallway and also patio doors directly into the living room. Currently there is an electric fire in the fireplace but there is potential to install a stove if preferred subject to having the chimney checked.

There is a dining area to the rear of the living room which in turn leads through to a spacious kitchen which has plenty space for a dining table if desired.



The kitchen has a large range of wooden wall and floor units, an electric cooker and 2 built in fridges and space for a dishwasher. An adjacent utility room has further wall and floor units, a sink, washing machine and freezer. A small cloakroom with WC and WHB completes the downstairs accommodation.

Upstairs, bedroom 1 is a good sized double room with an attractive wrought iron fireplace. There is a built-in wardrobe and additional walk-in wardrobe over the stair. The built-in furniture in the room is not fixed so can be easily removed if desired. Bedroom 2 is a compact double room and there is a shower room with cubicle, electric shower, WC and WHB.

Externally there is a large driveway to the side of the house leading to a substantial double garage at the rear. To the front there is large border with various shrubs and small trees with a paved path leading to a metal gate.

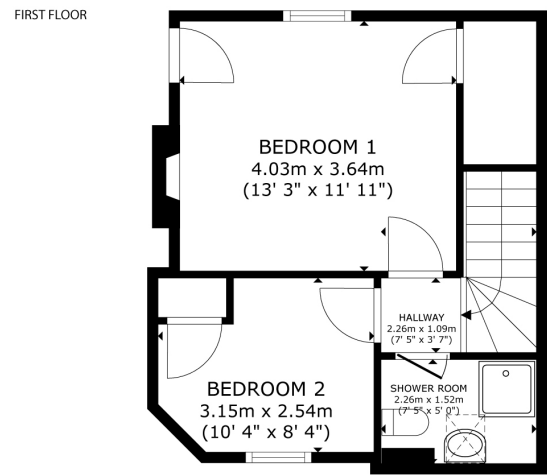
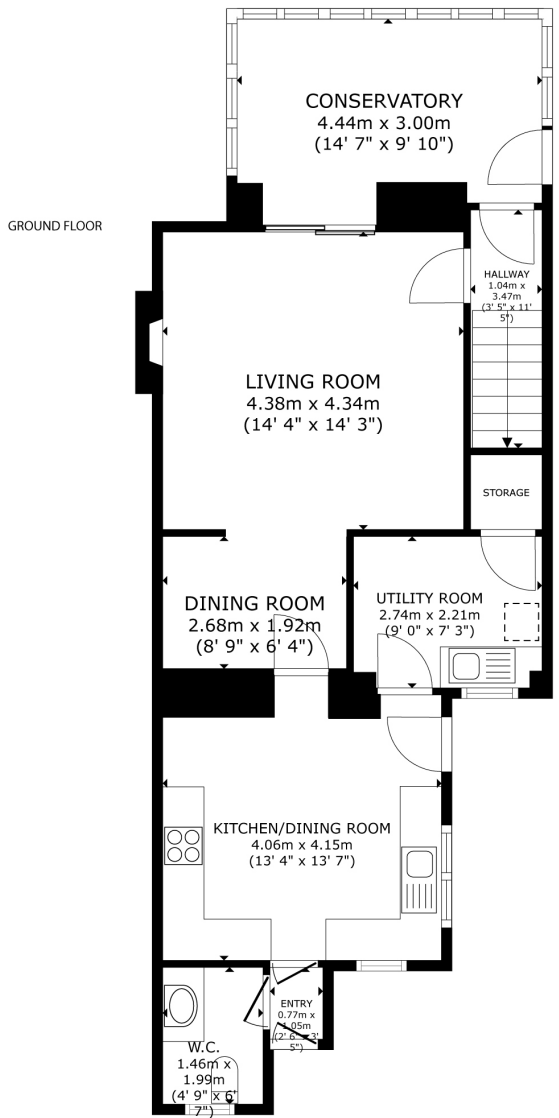


Pitlochry provides many shops, cafes, and restaurants. There are primary and secondary schools along with a small supermarket and various leisure facilities including an 18-hole golf course, bowling green, leisure centre as well as the Festival Theatre and the Pitlochry Dam visitor centre. There is an 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 on Atholl Road which becomes Perth Road. Continue under the railway bridge and distillery. Viewlands West is on the left a little beyond the BP station in small loop back from the main road.





**Dimensions**

- Conservatory (14' 7" x 9' 10") or (4.45m x 3.00m)
- Living Room (14' 5" x 14' 3") or (4.40m x 4.35m)
- Dining Room (8' 10" x 6' 3") or (2.70m x 1.90m)
- Kitchen/Dining Room (13' 7" x 13' 3") or (4.15m x 4.05m)
- Utility Room (9' 0" x 7' 3") or (2.75m x 2.20m)
- WC (6' 7" x 4' 9") or (2.00m x 1.45m)
- Bedroom 1 (13' 1" x 12' 0") or (4.00m x 3.65m)
- Bedroom 2 (10' 4" x 8' 4") or (3.15m x 2.55m)

**Viewlands West Perth Road Pitlochry PH16 5LY**

GROSS INTERNAL AREA  
 FLOOR 1 70.6 m<sup>2</sup> (760 sq.ft.) FLOOR 2 33.6 m<sup>2</sup> (361 sq.ft.)  
 TOTAL : 104.2 m<sup>2</sup> (1,121 sq.ft.)  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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