



FOR SALE

2 Fergusson Avenue
Pitlochry
PH16 5EX

Offers Over £220,000

J&H Mitchell are pleased to bring this attractively presented three bedroom house in walk-in condition and situated in a popular part of Pitlochry.

This desirable property is located in a quiet residential street close to local amenities. Enter at the front into a hallway with access to the ground floor double bedroom to the right. The bright dual aspect living room is large enough to include a dining area if desired. There is a woodburning stove set on a stone hearth with a wooden beam mantel and wood flooring.

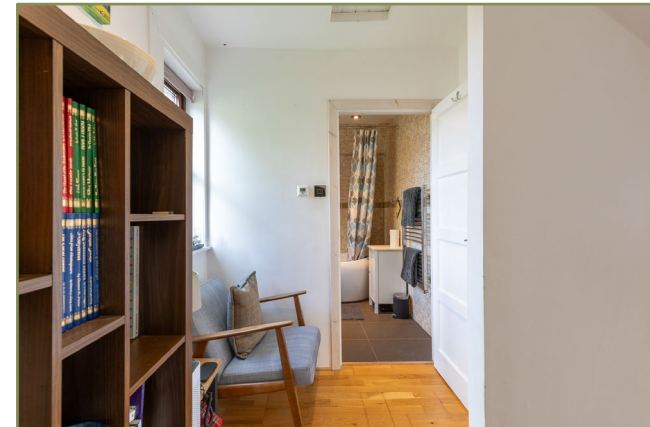
The stylish modern kitchen has white wall and floor units with a wood effect worktop, mosaic tiled splashbacks and tiled floor. There is an integrated electric oven, hob with extractor above, washing machine, fridge-freezer and dishwasher. A small vestibule to the side has hanging space, cupboard and door into the garden.



A wooden stair leads to the upper floor to a spacious landing area with access to two double bedrooms, one with built-in wardrobes and wood flooring. The attractively decorated bathroom, has a free-standing bath with shower, wash basin, wc and heated towel rail. The room is fully tiled in mosaic tiles with tiled flooring.

Externally, to the front the garden is laid mainly to grass with a hedge and small trees. The rear garden has a gravelled area with wood store and steps up to a raised lawn with some fruit trees, washing poles, and a greenhouse.

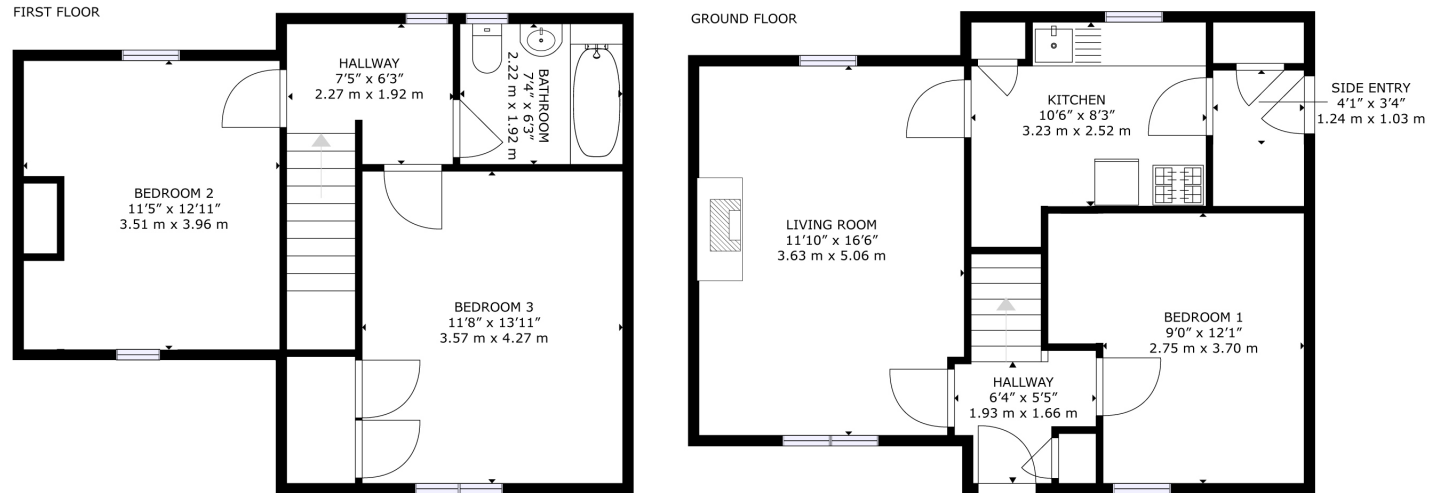
Pitlochry provides many shops, cafes, and restaurants. There are primary and secondary schools along with a small supermarket and various leisure facilities including an 18-hole golf course, bowling green, leisure centre as well as the Festival Theatre and the Pitlochry Dam visitor centre. There is an 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 the A924 and turn left onto East Moulin Road. Follow the road up hill through various bends and turn right onto James Place then left into Fergusson Avenue. No 2 is on the right hand side.



Dimensions

Living Room

(16' 5" x 12' 0") or (5.00m x 3.65m)

Kitchen

(10' 8" x 8' 2") or (3.25m x 2.50m)

Bedroom 1

(12' 2" x 9' 0") or (3.70m x 2.75m)

Bedroom 2

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

Bedroom 3

(13' 11" x 11' 8") or (4.25m x 3.55m)

Bathroom

7' 3" x 6' 3") or (2.20m x 1.90m)

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GROSS INTERNAL AREA
FLOOR 1: 517 sq.ft, 47 m², FLOOR 2: 463 sq.ft, 43 m²
TOTAL: 980 sq.ft, 90 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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