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1 Ferry Crescent Pitlochry PH16 5DZ

Offers Over £255,000

1 Ferry Crescent is a well presented two-bedroom semi-detached house in a very popular area of Pitlochry. This attractive property is in walk-in condition and benefits from having had new double-glazed windows installed in 2021 and a new combi boiler in 2023.

The side door opens into a hallway, the well-proportioned living room has large windows facing west with open outlook to the hills beyond. There is an electric fire set in a wooden mantel. There is a dining room to the rear of the house which is adjacent to the kitchen which has a good range of wooden wall and floor units with grey worktop and tiled splashback. An electric cooker with double oven and ceramic hob is included, as is the washing machine and under counter fridge. An external door leads to the rear garden.

There are two double bedrooms, one to the front with a large built-in wardrobe, the second room is to the rear and has two smaller built-in wardrobes.

There is a shower room, with shower cubicle, WC and WHB. The room is a mixture of tiling and shower wall.

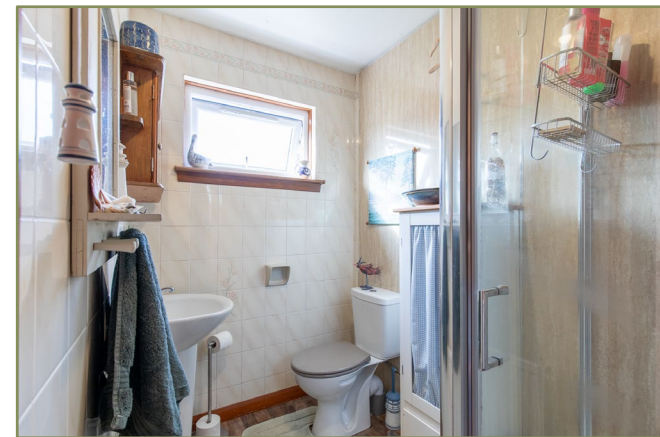


Externally the house sits within a good sized plot with a single garage which currently has French doors in place of the garage door. There are two large timber sheds to the rear and the spacious driveway can accommodate multiple vehicles.

The fenced garden to the front and side of the house is mainly to lawn with some shrubs and small trees. To the rear there is a small border with assorted shrubs and a gravelled area ideal for outside seating.

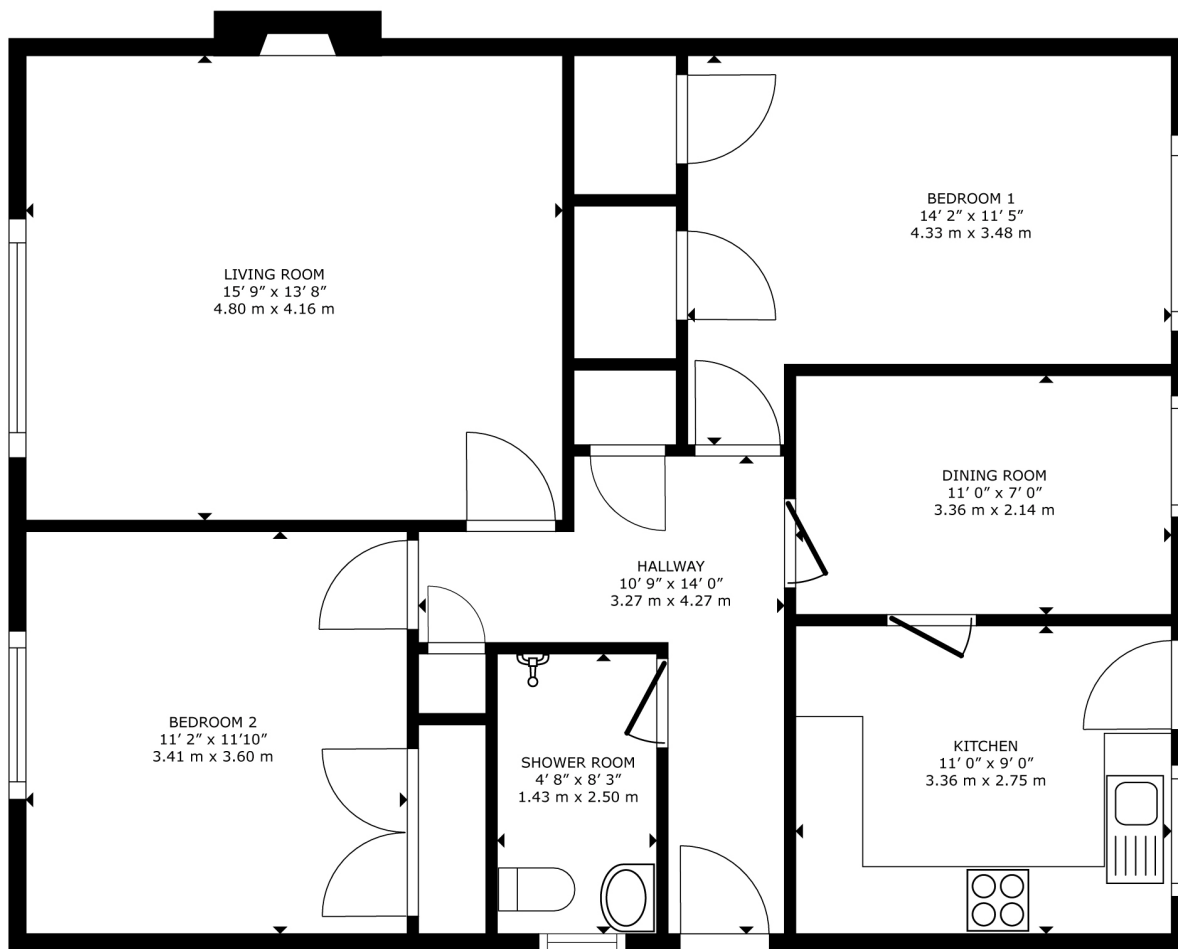
The house enjoys very easy walking distance of the centre of Pitlochry but is in a very quiet location with easy access to the extensive walks and cycle routes in the area. The Festival Theatre is also within a short walk.

Pitlochry is centrally located within a stunning part of the country, surrounded by beautiful scenery and charming villages and towns. It 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.



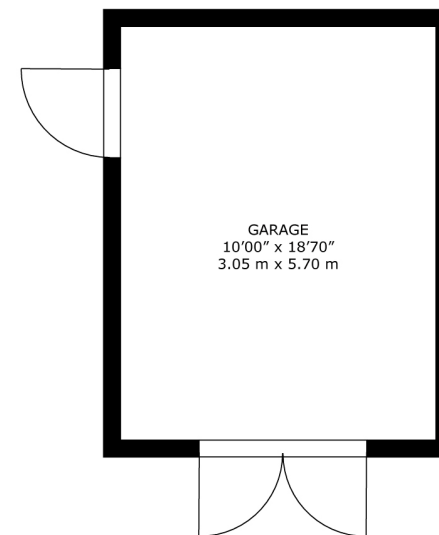






Directions

From our office in Pitlochry, turn right onto Ferry Road going under the railway bridge. Follow the road to the left and downhill and as it curves back to the right. Pass the recreational ground on the left and follow the road back round sharply to the left. No 1 is on your left, park in the driveway.



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GROSS INTERNAL AREA
FLOOR PLAN 90.9 m² (979 sq.ft.)
TOTAL : 90.9 m² (979 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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