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SOLICITORS & ESTATE AGENTS

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# 46 Fonab Crescent Pitlochry PH16 5SR

## Offers Over £320,000

46 Fonab Crescent presents an opportunity to buy a lovely three-bedroom bungalow located in a very popular part of Pitlochry.

This lovely house is in excellent condition and would make a lovely home, rental property or holiday let. It is ideally located at the end of a quiet cul-de-sac on the fringes of Pitlochry within an easy walk or drive of the town centre.

The main entrance is via the conservatory which is on the south side of the house. This large room is perfectly positioned to take advantage of the sunshine. From here enter into a small vestibule which leads into the main hallway.

There is an attractive and good-sized living room to the front with large picture window and an open outlook down the street.





The kitchen is of an older style but is in good condition. It consists of a good range of wall and floor units with marble effect worktop. A gas cooker with double oven & hob, washing machine, dishwasher and fridge-freezer are included in the sale.

To the rear of the house are three bedrooms. Bedrooms one and three are doubles and each have built-in wardrobes. Bedroom three is a single room which has latterly been used as a dining room. There is a partially tiled bathroom with bath, WC and WHB.

Externally there is a gravelled driveway leading to a single garage at the side of the house with flower borders to either side. To the rear there is an attractive and very private garden laid mainly to lawn with hedging, shrubs and small trees.







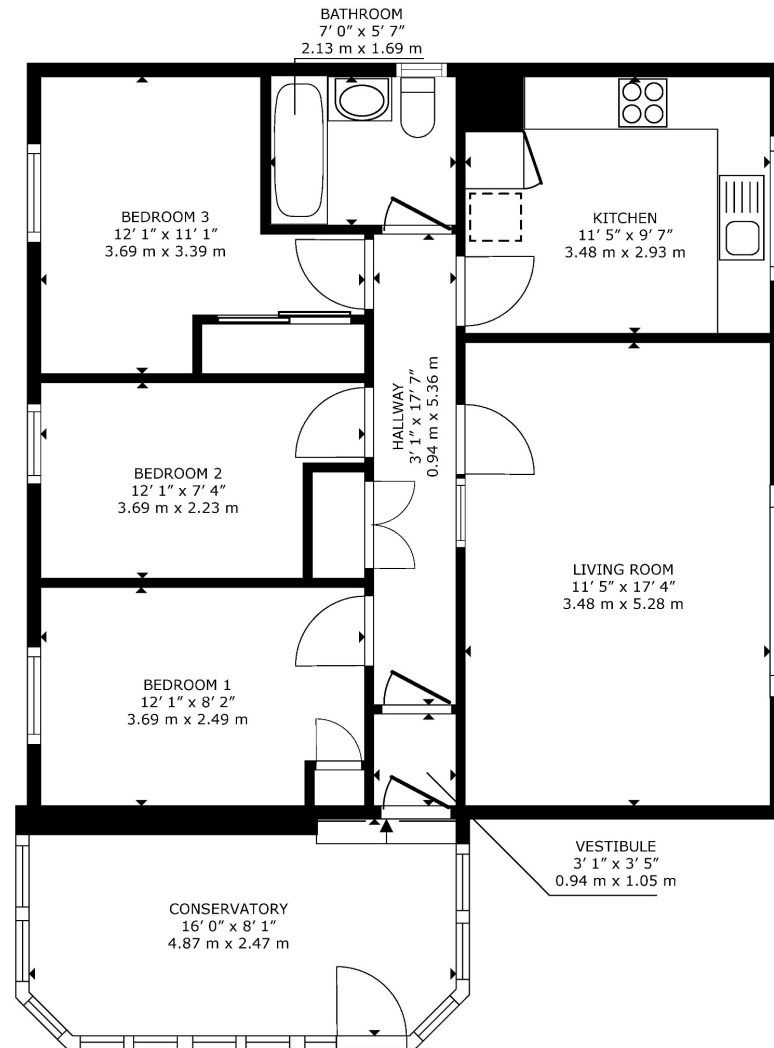


Pitlochry is located within a beautiful part of Highland Perthshire and is surrounded by stunning scenery. It has many independent shops, cafes, and hotels and there are primary and secondary schools along with a small supermarket and various leisure facilities including an 18-hole golf course, bowling green and leisure centre.

The Festival Theatre overlooks the River Tummel with the Pitlochry Dam and visitor centre close by. There is an extensive network of footpaths and cycle ways around the area, many of which are easily accessible from the house, and there are bus and rail links connecting to Perth, the Central Belt and the north.

### Directions

From our office in Pitlochry, head south down Atholl Road, pass under the railway bridge and turn right onto Bridge Road (opposite the distillery). Cross the bridge and turn immediately to the right. Head straight on ignoring the turn off on the left and no. 46 is at the far end of the road.



## 46 Fonab Crescent Pitlochry PH16 5SR

GROSS INTERNAL AREA  
FLOOR PLAN 81.5 m<sup>2</sup> (878 sq.ft.)  
TOTAL : 81.5 m<sup>2</sup> (878 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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