



46 Fonab Crescent Pitlochry | PH16 5SR

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| • RECEPTION ROOMS | 1 | • CONSERVATORY |
| • BEDROOMS | 3 | • GARAGE |
| • BATHROOMS | 1 | • CLOSE TO THEATRE |



OFFERS IN THE REGION OF
£295,000

46 FONAB CRESCENT

This 3-bedroom bungalow in a highly sought after residential area of Pitlochry, is ideally located at the end of a cul-de-sac within walking distance of Pitlochry town centre and the theatre.

The entrance to the property is through the conservatory on the south side of the house. The entrance hall gives access to the bedrooms on the left, and the living accommodation on the right with the family bathroom at the end of the hallway.

The kitchen is equipped with a gas cooker, washing machine, dishwasher and fridge-freezer, all of which are included in the sale.

The driveway provides ample parking and leads to a single garage. The rear garden is laid mainly to lawn and provides privacy while the front garden has an array of colourful shrubs.



LOCATION

Pitlochry is a popular tourist destination in the heart of Highland Perthshire.

Located just off the A9, it is easily accessible by road and rail with good bus services and direct train services to London and Inverness including the Caledonian Sleeper Service.

The town benefits from a good variety of shops, restaurants and cafes, a medical centre, community hospital, veterinary surgery, town hall, leisure centre and an all-through school from 2-16 years, plus many attractions including Pitlochry Festival Theatre, The Dam Visitor Centre and Salmon Ladder and a good network of walking & cycle routes.





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.

FIXTURES & FITTINGS

All fixtures and fittings are included in the sale unless otherwise stated.

Kitchen appliances included –cooker, washing machine, dishwasher and fridge/freezer.

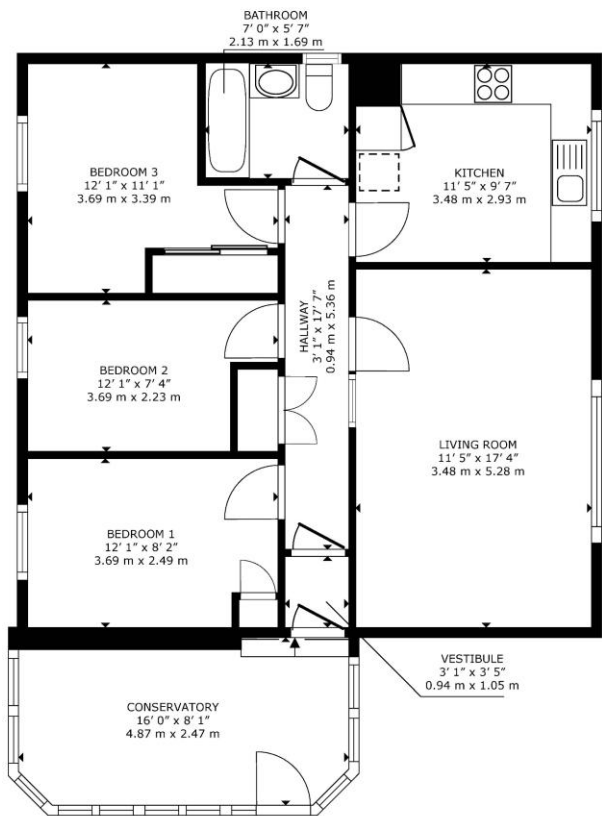
VIEWINGS

By appointment with J & H Mitchell Solicitors & Estate Agents

01796 472606 | property@jandhmitchell.com | www.jandhmitchellproperty.co.uk

EPC RATING C

COUNCIL TAX BAND E



46 Fonab Crescent Pitlochry PH16 5SR

GROSS INTERNAL AREA
FLOOR PLAN 81.5 m² (878 sq.ft.)
TOTAL : 81.5 m² (878 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Whilst every attempt has been made to ensure the accuracy of the details in these sales particulars, any measurements of doors, windows, rooms, other items and distances are purely for illustrative purposes and should be taken as a guide. Nothing in these particulars is a statement as to the structural condition of the property, poor or otherwise, nor that any services, appliances, facilities or equipment are in good working order. Prospective purchasers should satisfy themselves on such matters prior to purchase.