



Pine Trees Cottage Strathview Terrace Pitlochry PH16 5QR

Offers Over £340,000

Pine Trees Cottage is a beautiful, detached property set in private grounds within a wooded area, close to the centre of Pitlochry.

This charming cottage is entered via a vestibule which leads to a large, south facing conservatory. This stunning room has French doors into the garden and tiled flooring and is of a size suitable for both seating and dining if desired. The adjacent kitchen consists of a good range of wooden wall and floor units with wood worktop and tiled splashback. There is an eye-level electric cooker and gas hob with spaces for additional white goods as required.

The living room is of a generous size to the other side of the house, with dual aspect windows and a living flame gas fire set in a mantelpiece. To the rear there is a small hallway with access to the back garden and into the integrated garage.



The downstairs accommodation is completed by a bathroom, which consists of a bath with shower over, WC, WHB and heated towel rail.

On the upper floor there are two double bedrooms. The master bedroom is a large bright room with built-in mirrored wardrobes and benefits from having an en-suite shower room consisting of a shower cubicle with electric shower, WC and WHB.

Bedroom two has storage cupboards in the eaves. There are several large store cupboards on the landing area.

Externally the house has a large garden area. There is a paved patio area to the front with gravelled driveway and two timber garden sheds. There is also a concreted area to the rear of the house which is currently used as a drying area.

The garden is laid mainly to lawn with some shrubs and trees, and is very private and peaceful.

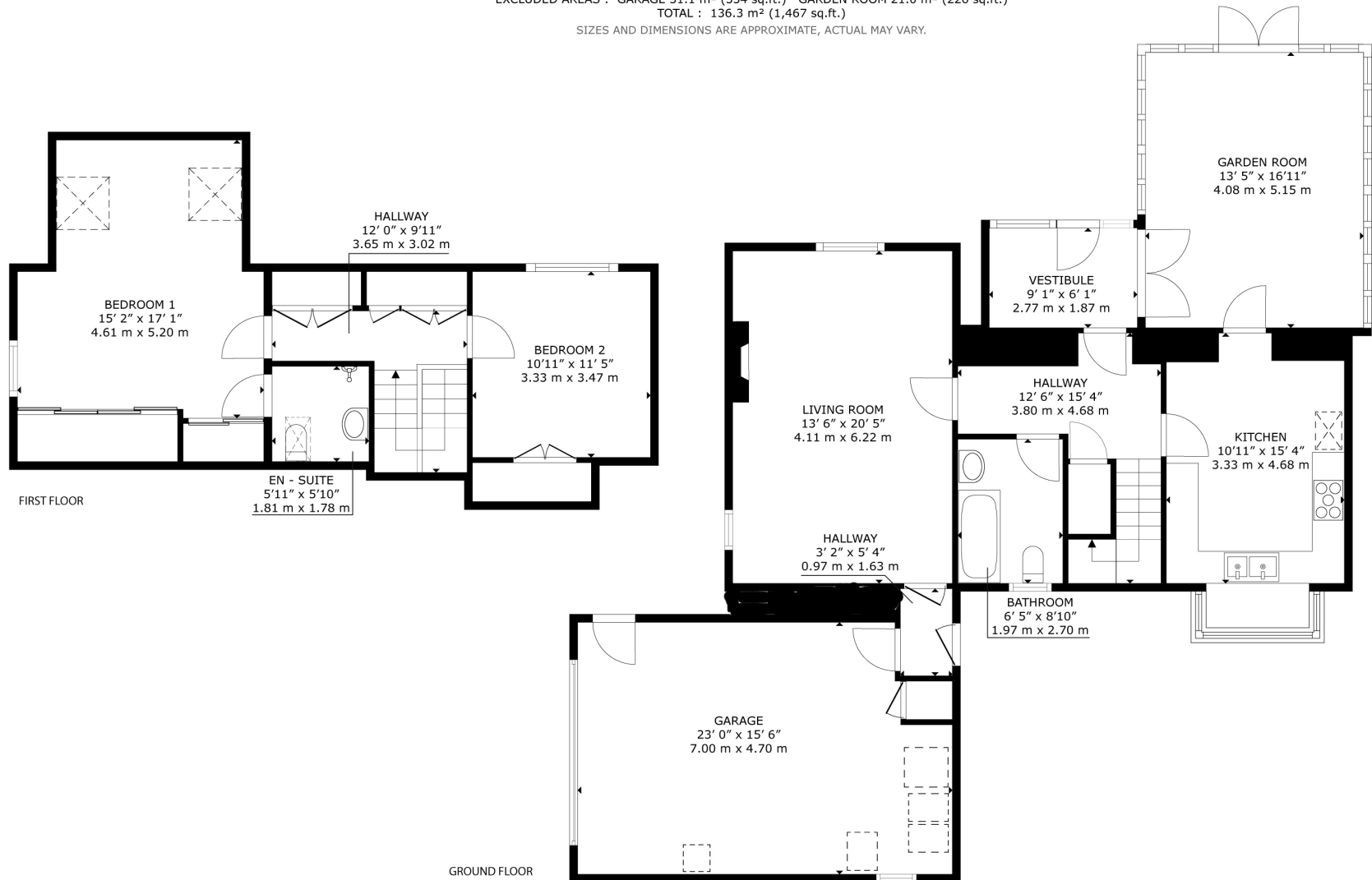




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GROSS INTERNAL AREA
 FLOOR 1 83.7 m² (901 sq.ft.) FLOOR 2 52.6 m² (566 sq.ft.)
 EXCLUDED AREAS : GARAGE 31.1 m² (334 sq.ft.) GARDEN ROOM 21.0 m² (226 sq.ft.)
 TOTAL : 136.3 m² (1,467 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





J & H Mitchell : 51 Atholl Road, Pitlochry, PH16 5BU : 01796 472606 : www.jandhmitchellproperty.co.uk : info@jandhmitchell.com

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