





13 Knockard Avenue  
Pitlochry  
PH16 5JE

Offers Over £165,000

13 Knockard Avenue is a well presented two-bedroom, ground floor flat located in a popular area of Pitlochry.

Enter into a vestibule at the front of the property leading into a central hallway. The large L-shaped living/dining room benefits from having patio doors directly into the rear garden. The kitchen consists of a good range of wall and floor units with integrated electric oven, ceramic hob with extractor, a washing machine, dishwasher and fridge-freezer.

There are two double bedrooms both with built-in wardrobes. Bedroom one has an en-suite shower room and there is a separate family bathroom.

Externally there is parking to the front of the building and on the opposite side of the road there is a single garage (2<sup>nd</sup> one from the roadside) which belongs to the flat.

To the rear there is a private garden area which consist of an attractive patio area with direct access to large communal grounds, mainly lawn.





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 local supermarket and various leisure facilities including an 18-hole golf course, bowling green, leisure centre as well as the Pitlochry Festival Theatre and the Pitlochry Dam visitor centre.

There is a large network of footpaths and also extensive cycle ways connected to the National Cycle Network, bus routes and rail links connecting throughout Scotland and the rest of the UK.

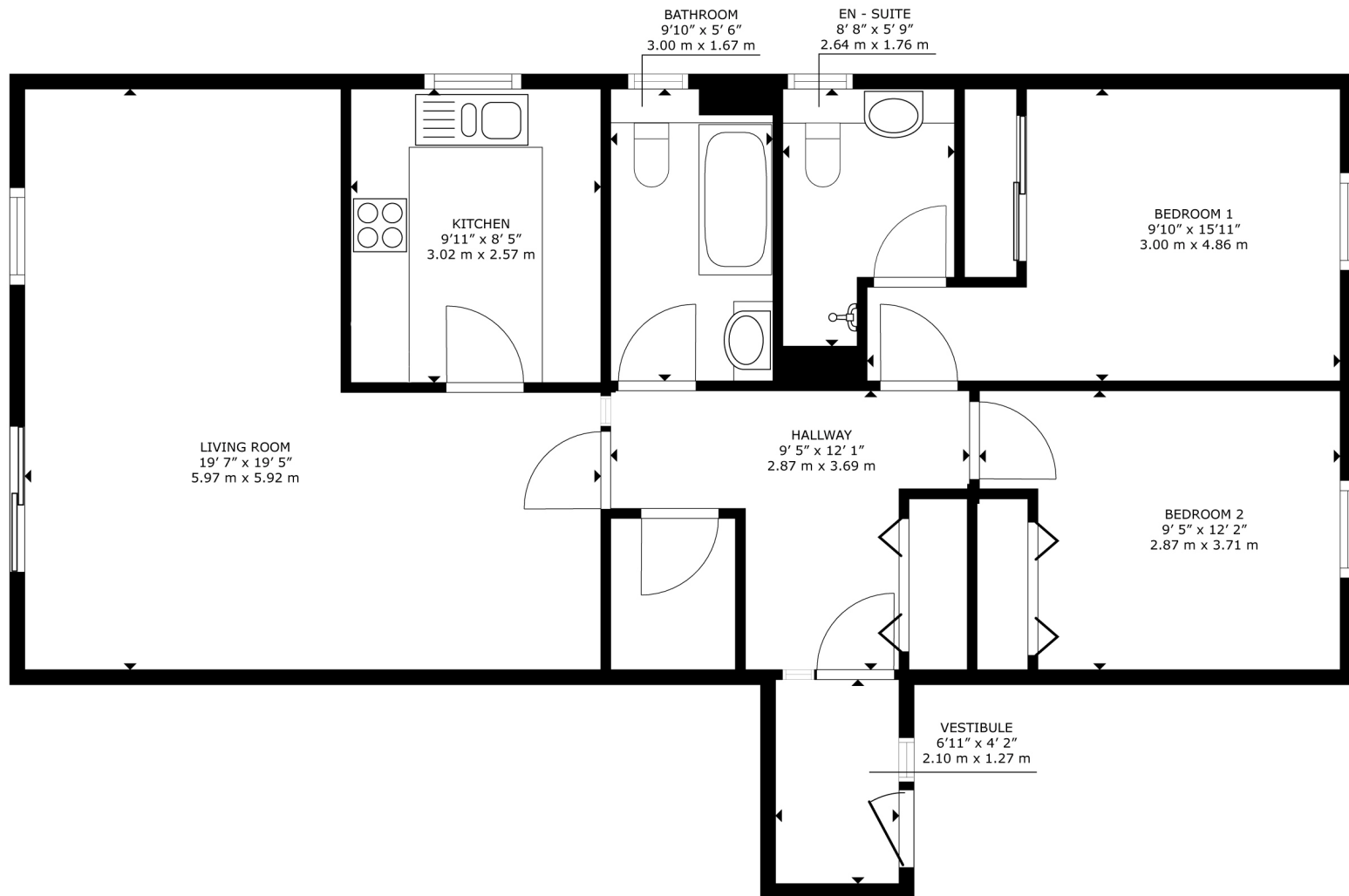
### Directions.

From our office in Pitlochry, turn onto Bonneathill Road, continue to the top, joining West Moulin Road. Turn right onto Knockard Road (next to Craigvrack Hotel). Turn left onto Knockard Place and immediately right onto Knockard Avenue. No 13 is well situated at the end of the quiet cul-de-sac on the right-hand side.









## 13 Knockard Avenue Pitlochry PH16 5JE

GROSS INTERNAL AREA  
FLOOR PLAN 83.5 m<sup>2</sup> (899 sq.ft.)  
TOTAL : 83.5 m<sup>2</sup> (899 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](http://www.jandhmitchellproperty.co.uk) : [info@jandhmitchell.com](mailto:info@jandhmitchell.com)

These particulars have been prepared in all good faith to give a fair overall view of the property. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise not that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matter prior to purchase. Any areas, measurements or distances referred to are given as a guide only. Purchasers must satisfy themselves as to all items included in the particulars.





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