



J&H Mitchell ^{WS}

SOLICITORS & ESTATE AGENTS

— Since 1836 —



21b Robertson Crescent Pitlochry PH16 5HD

Offers Over £220,000

21b Robertson Crescent is a well proportioned two bedroom semi-detached home in a popular and quiet area of Pitlochry.

The home is in very good order and would be an ideal family home, first time buyer or letting property.

Enter into a hallway which lead to the good sized living room which has a large picture window. The kitchen consists of cream wall and floor units with a grey worktop, there is an integrated double oven and ceramic hob. The freestanding fridge-freezer, washing machine and tumble dryer are included in the sale.

There are two double bedrooms each with built-in wardrobes. The bathroom consists of a bath with shower, WC, WHB and heated towel rail.

Externally the house is accessed via a shared driveway. To the front there is a gravelled area with parking. The side garden is primarily shrubs with a path leading to the door. To the rear of the house there is a raised decked area accessed via some steps.



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.

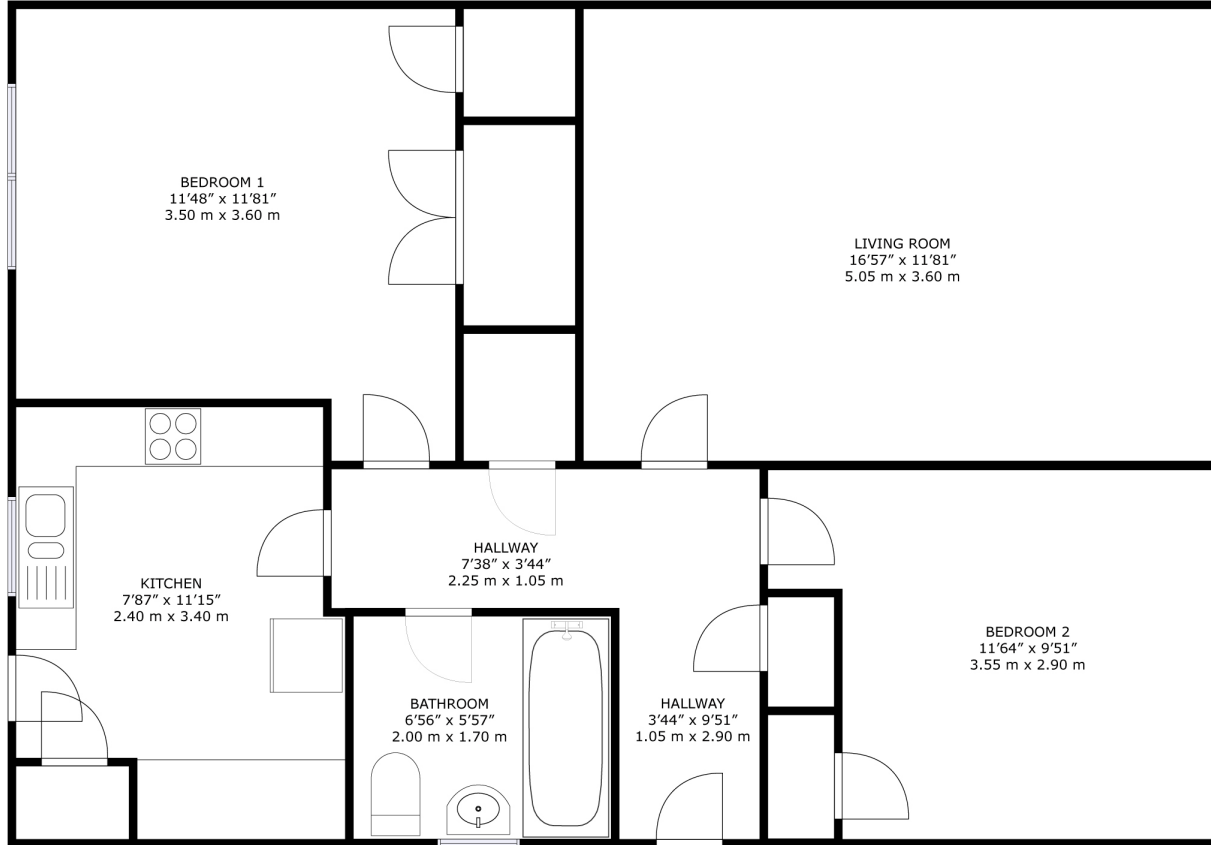


The Festival Theatre overlooks the River Tummel with the Pitlochry Dam and visitor centre close by. There is an extensive network of footpaths and cycle ways around the area, many of which are easily accessible from the house, and there are bus and rail links connecting to Perth, the Central Belt and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

Directions

From our office in Pitlochry, go along Atholl Road to the traffic lights and turn right onto West Moulin Road. Continue up the hill and turn left into Robertson Crescent (opposite the Craigvrack hotel). The road slopes down hill before starting to rise again. No 21b is the first driveway on the right, and the second house in on the right of the drive.





21B Robertson Crescent Pitlochry PH16 5HD

GROSS INTERNAL AREA
TOTAL: 595 sq.ft, 55.3 m²

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

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.



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