



6 Murray Place Pitlochry | PH16 5EE

- RECEPTION ROOMS 1
- BEDROOMS 2
- BATHROOMS 1
- GARDEN
- CLOSE TO TOWN CENTRE
- IDEAL FOR FIRST TIME BUYER



OFFERS OVER
£175,000

6 MURRAY PLACE

An attractive purpose-built 2-bedroom upper floor flat in a traditional sandstone Victorian building, boasting its own garden and outdoor store.

The private ground floor entrance leads to the internal stairs and there is a handy WC on the right. The accommodation comprises a bright and spacious living room with feature fireplace and beautiful bay window offering extensive views, two double bedrooms, one with fitted wardrobes, a modern well-fitted kitchen and a bathroom which has both a bath and shower. Heat to the flat is provided by gas central heating, and there are original wooden doors throughout. Although in need of some decoration, this is an ideal first-time buyer property in a convenient location close to all local amenities.

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 straight up Bonnethill Road and halfway up turn right into Murray Place. You will find the entrance to the flat on your right and number 6 is on the left-hand side of the building.

FIXTURES & FITTINGS

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

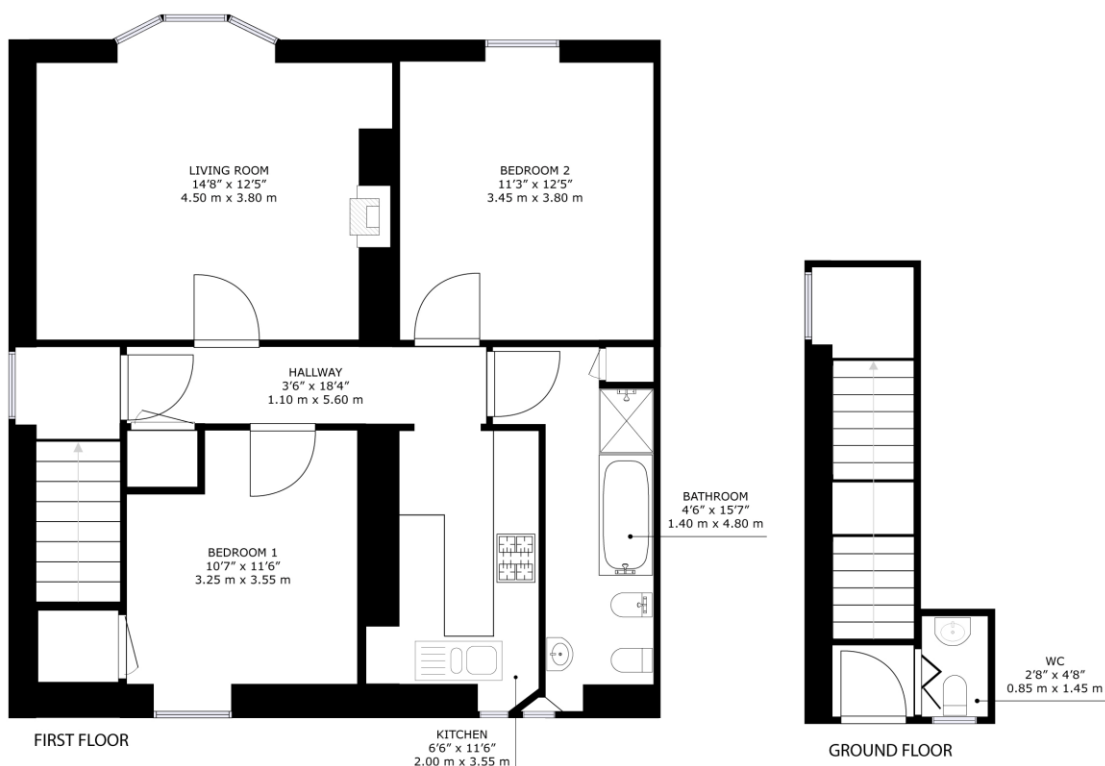
VIEWINGS

By appointment with J & H Mitchell Solicitors & Estate Agents.

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EPC RATING C

COUNCIL TAX BAND B



6 Murray Place, Pitlochry PH16 5EE

GROSS INTERNAL AREA
GROUND FLOOR : 89 sq. ft, 8.3 m², FIRST FLOOR : 826 sq. ft, 76.7 m²
TOTAL: 915 sq. ft, 85.0 m²
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.