



9 Knockard Place
Pitlochry | PH16 5JF

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| • RECEPTION ROOMS | 2 | • GARAGE AND LARGE DRIVEWAY |
| • BEDROOMS | 3 | • QUIET RESIDENTIAL AREA |
| • BATHROOMS | 2 | • CLOSE TO AMENITITES |



OFFERS OVER
£325,000

9 KNOCKARD PLACE

We are delighted to bring to the market this well maintained 3-bedroom property offering very comfortable large living accommodation in a highly desirable residential area.

The bright and welcoming entrance hallway, which has a handy cloakroom, opens invitingly to the kitchen with adjacent utility room and pantry, the large living room, which is open plan to the dining room, and one of the three double bedrooms. The family bathroom, the master bedroom with en-suite shower room and a further double bedroom can be found down the hallway which also offers access to the integral double-length garage at the end. All three bedrooms benefit from built-in wardrobes.

The garden has areas of lawn and patio and benefits from a wide driveway providing ample parking.

Within the garden there is a shed and a summerhouse and a well-kept hedge provides privacy.

A partially floored loft provides excellent storage in addition to three walk-in cupboards in the hallway.

9 Knockard Place was planned to be the only 5-bedroom property on the Knockard estate and occupies a commanding position within it, but the original owners (and vendors) requested that the end two bedrooms be removed from the design to increase space for their large motorhome.

Consequently, the reception rooms are sized for a 5-bedroom bungalow, with ample room to extend without sacrificing garden space on its substantial plot.



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 up Bonnethill Road, when you reach the junction at the top, turn right on to West Moulin Road. Continue uphill and turn right on to Knockard Road at the Craigvrack Hotel and left into Knockard Place. Follow the road round to the left and you will see No 9 in front of you.

FIXTURES & FITTINGS

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

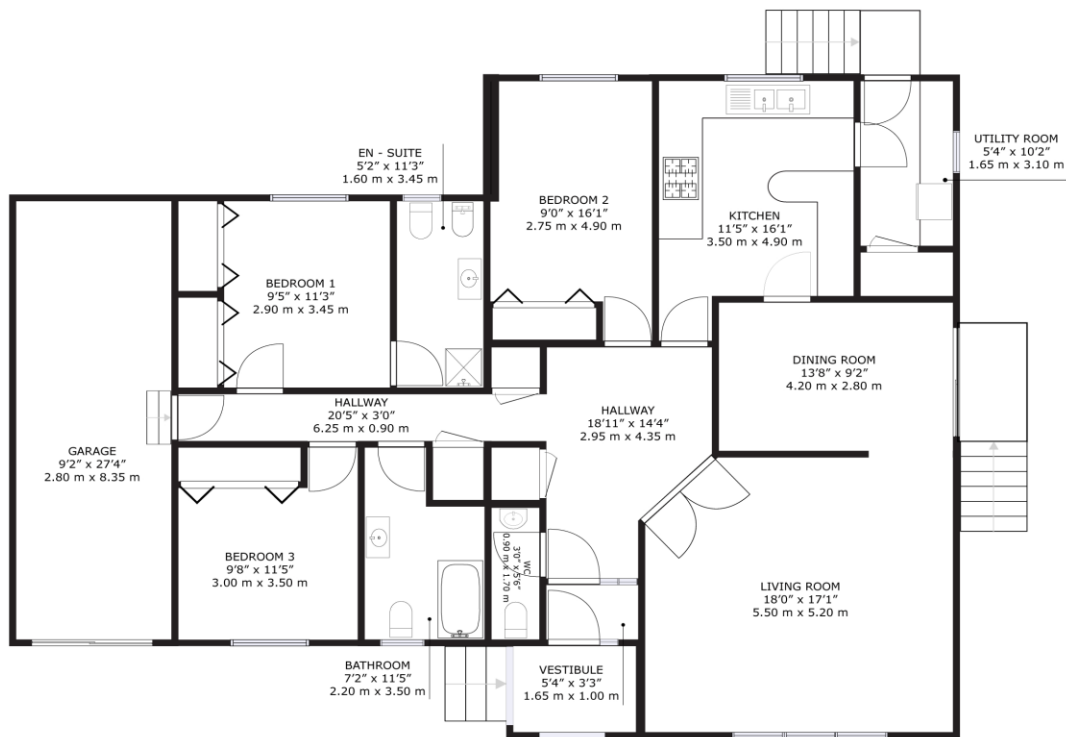
VIEWINGS

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

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EPC RATING C

COUNCIL TAX BAND F



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GROSS INTERNAL AREA
TOTAL: 1523 sq.ft, 141.5 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.