3 James Place
Pitlochry | PH16 5EY

- RECEPTION ROOMS 1
- BEDROOMS 2
- BATHROOMS 1

- ALLOCATED PARKING
- GARDEN & SHED
- CLOSE TO SCHOOL

J&H Mitchell ws
SOLICITORS & ESTATE AGENTS
— Since 1836 —

OFFERS OVER
£145,000

3 JAMES PLACE, PITLOCHRY

This deceptively spacious ground floor flat is set within a well-maintained, purpose-built development in a popular residential area, ideally located close to the school and amenities. The property features two double bedrooms, a modern bathroom, a bright and airy living room, and a well-fitted kitchen with good storage and workspace.

Outside, the home benefits from a private garden with a shed, as well as allocated parking.

Offering excellent value and practical living space throughout, this flat is perfect for first-time buyers, downsizers, or investors looking for a well-located property in a quiet, family-friendly neighbourhood.

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, turn right onto Toberargan Road and follow the road round onto Tom-Na-Moan Road. Continue uphill and at the junction join East Moulin Road. Take the first right into James Place where you will see the property on the corner.

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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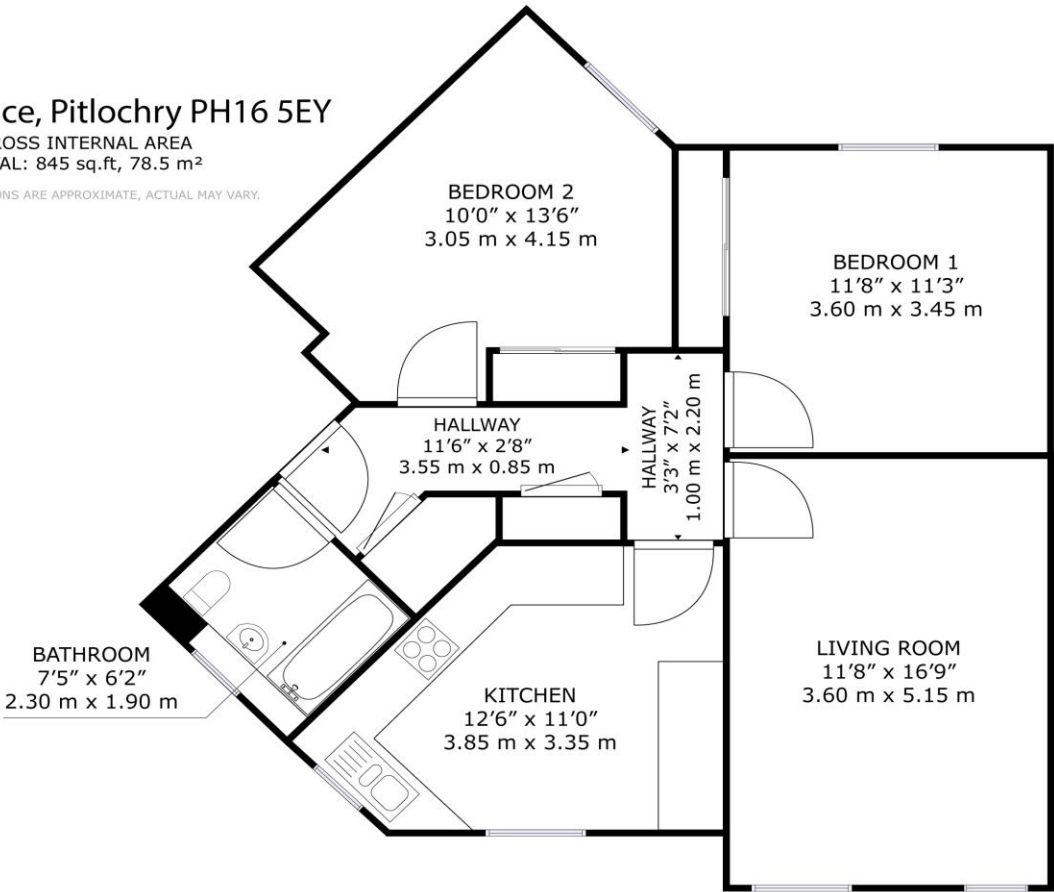
EPC RATING D   COUNCIL TAX BAND C

3 James Place, Pitlochry PH16 5EY

GROSS INTERNAL AREA
TOTAL: 845 sq.ft, 78.5 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

BEDROOM 2
10'0" x 13'6"
3.05 m x 4.15 m

BEDROOM 1
11'8" x 11'3"
3.60 m x 3.45 m

HALLWAY
11'6" x 2'8"
3.55 m x 0.85 m

HALLWAY
3'3" x 7'2"
1.00 m x 2.20 m

BATHROOM
7'5" x 6'2"
2.30 m x 1.90 m

KITCHEN
12'6" x 11'0"
3.85 m x 3.35 m

LIVING ROOM
11'8" x 16'9"
3.60 m x 5.15 m