



15 Fonab Crescent Pitlochry | PH16 5SQ

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| • RECEPTION ROOMS | 1 | • GARAGE AND LARGE DRIVEWAY |
| • BEDROOMS | 3 | • CONSERVATORY |
| • BATHROOMS | 1 | • QUIET RESIDENTIAL AREA |



OFFERS OVER
£360,000

15 FONAB CRESCENT

Set in a peaceful riverside position within walking distance of Pitlochry town centre, this generous three-bedroom bungalow, with private fishing rights and direct access to the river, offers a tranquil retreat in a quiet residential area with enviable views of Ben Vrackie.

The home features a spacious open-plan living and dining area, enhanced by a bright conservatory that captures views over the garden and river. A modern fitted kitchen with integrated appliances provides ample workspace, while a separate utility room with direct access to the garden adds valuable convenience.

Three good-sized bedrooms, a contemporary bathroom with underfloor heating, and a separate WC complete the interior.

Additional benefits include triple glazing throughout, a welcoming porch, and excellent natural light thanks to the property's favourable orientation.

Outside, the bungalow is accessed via an attractive block-paved driveway that provides ample parking for several vehicles and leads to a generous garage.

The gardens to the front and rear are mainly laid to lawn, with steps leading down to the water's edge, perfect for relaxing, enjoying wildlife, or making the most of your fishing rights.

This is a rare opportunity to secure a spacious, well-appointed bungalow in a truly enviable riverside setting.



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 south down Atholl Road passing the entrance to the Atholl Palace Hotel on your left and continue under the railway bridge. Opposite the distillery, turn right onto Bridge Road, and after crossing the bridge, take the next right into Fonab Crescent. Continue straight down where you will find the property on the right.

FIXTURES & FITTINGS

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

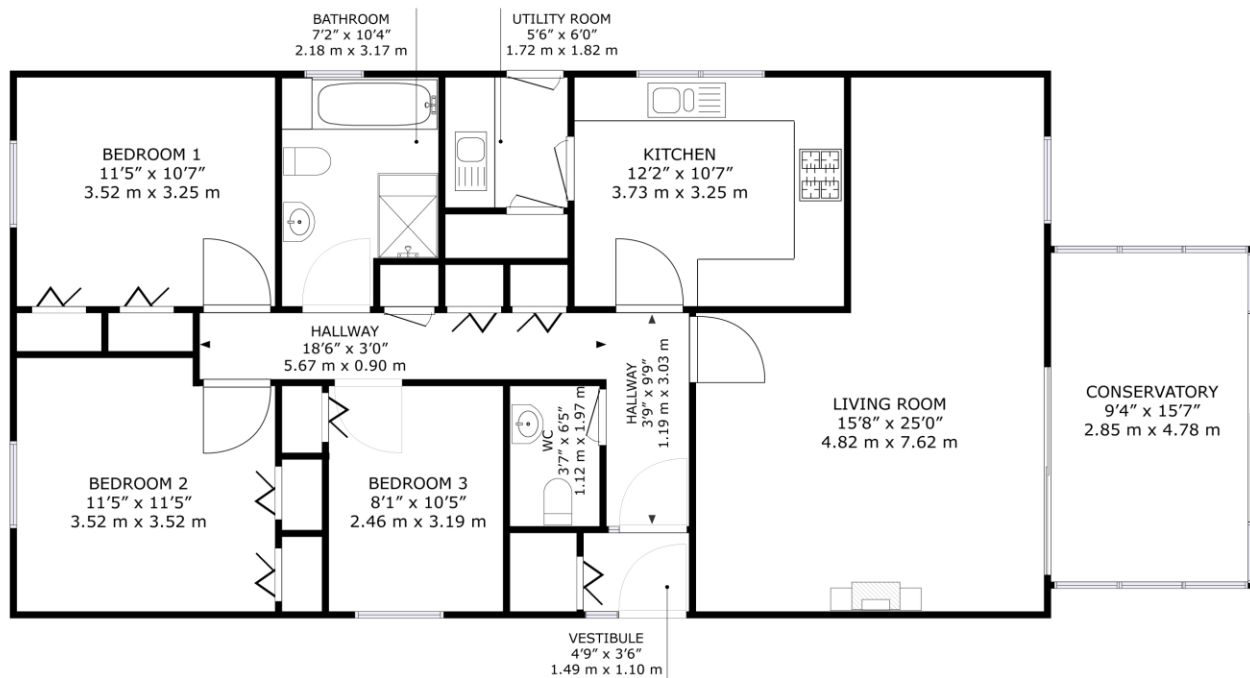
VIEWINGS

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

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EPC RATING D

COUNCIL TAX BAND E



15 Fonab Crescent, Pitlochry PH16 5SQ

GROSS INTERNAL AREA
TOTAL: 1165 sq.ft, 108.2 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.