



17 Dean Court Pitlochry | PH16 5NW

- RECEPTION ROOMS 1
- BEDROOMS 2
- BATHROOMS 2
- ALLOCATED PARKING SPACE
- QUIET RESIDENTIAL AREA
- CLOSE TO AMENITIES



OFFERS OVER
£175,000

17 DEAN COURT

This immaculately presented 2-bedroom top-floor flat offering pristine accommodation throughout, includes a bright and spacious living room, a master bedroom with built-in mirrored wardrobes and private en-suite, a well-proportioned second bedroom and a family bathroom.

There is excellent storage throughout, including hall storage and access to a loft hatch.

A standout feature is the well-equipped fitted kitchen with space for dining, boasting brand-new, never-used appliances, including a Hotpoint washing machine, fridge freezer, oven, hob, and extractor hood. The building benefits from secure ground-floor entry, and the flat comes with an allocated parking space and access to well-maintained communal grounds.

There is a factoring fee of £50 per month for the upkeep of shared areas which includes buildings insurance, external lighting and maintenance of the communal stairwell and external areas.

An ideal home for first-time buyers, downsizers, or investors seeking a move-in-ready property in immaculate condition.

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 turn right to head up Bonnethill Road, turn right onto Toberargan Road and follow the road round to the left where you will find the entrance to Dean Court. The door to flats 15-17 is on the left-hand side of the building at the back of the car-park.

FIXTURES & FITTINGS

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

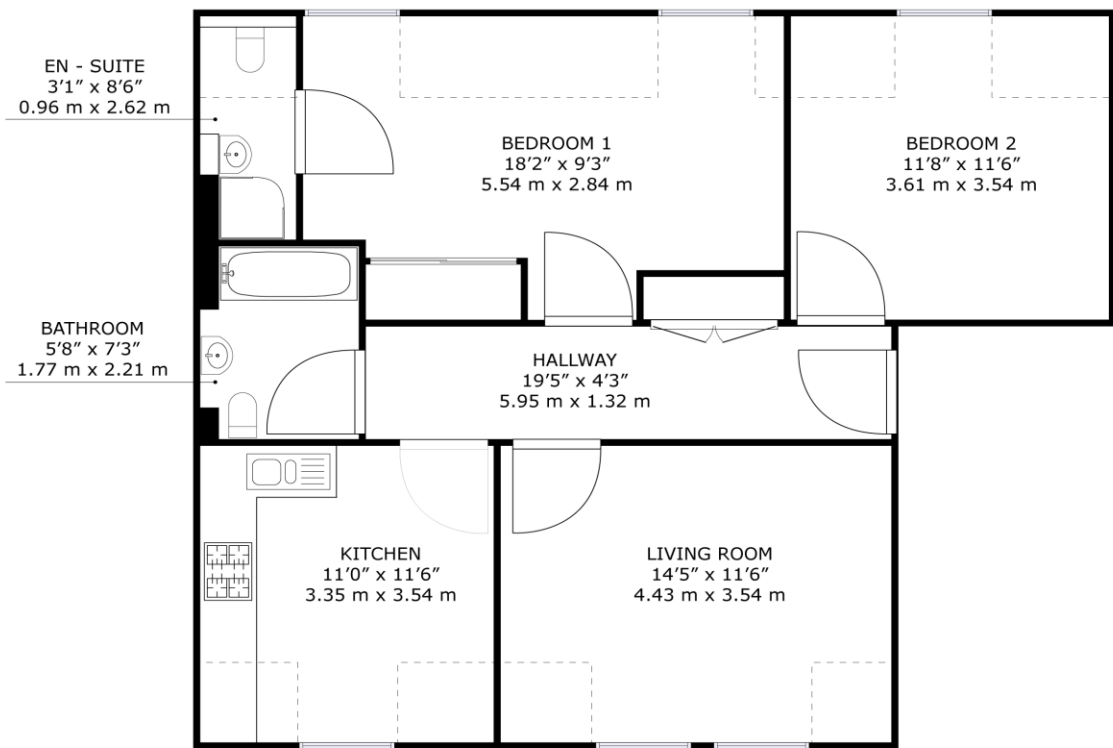
VIEWINGS

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

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EPC RATING C

COUNCIL TAX BAND D



17 Dean Court, Pitlochry PH16 5NW

GROSS INTERNAL AREA
TOTAL: 781 sq.ft, 72.6 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.