



**Premier  
Properties**  
Perth



## 15 Garryside, Pitlochry, PH18 5SN

Offers Over £162,500



The accommodation is set across one level and comprises of Hallway, Living Room with open fire, Two Bedrooms, Rear Hall, Kitchen, and Wet Room.

Heating is provided via Electric Night Storage Heaters.

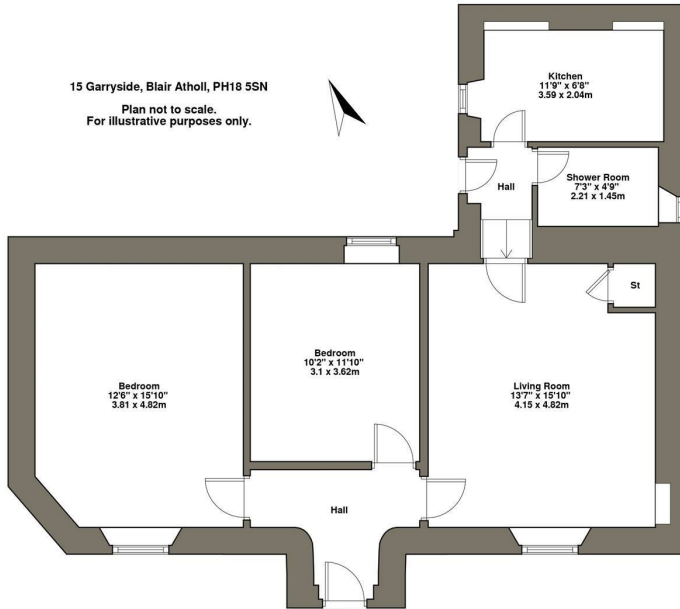
Externally, there are garden grounds to the front and side along with a chipped driveway to the rear providing off street parking.

The local area, which is full of history, has become a popular tourist destination due to its spectacular scenery and accessibility from central Scotland. The House of Bruar, one of Scotland's most prestigious independent stores is located just over 3 miles away and provides a wide selection of country clothing, a famous food hall and delicatessen.

Further amenities including a small hospital, dentist, supermarket, several banks, hotel and restaurants, can be found in Pitlochry, just 7.6 miles south east.

- 2 Bedrooms
- Close To All Local Amenities
- Desirable Area
- Electric Storage Heaters
- Off Street Parking
- Private Garden
- Quiet Location
- Riverside Location
- Single Glazed Windows

15 Garryside, Blair Atholl, PH18 5SN  
 Plan not to scale.  
 For illustrative purposes only.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (38-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (38-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions	
	<b>85</b>		<b>63</b>
	<b>31</b>		<b>14</b>
Scotland		Scotland	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



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