



**Premier
Properties**
Perth



2 Park Terrace, Pitlochry, PH16 5AY

Offers Over £265,000

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The accommodation is arranged over two levels. Upon entering, you are welcomed by a bright and inviting entrance hall that sets the tone for the rest of the property. The spacious living room enjoys ample natural light and provides an ideal space for both relaxation and entertaining. Adjacent to this is the formal dining room, perfect for family meals or hosting guests. The kitchen offers a good range of fitted units and worktop space. Completing the ground floor is the third bedroom, which could also serve as a home office, study, or snug, along with a convenient W.C.

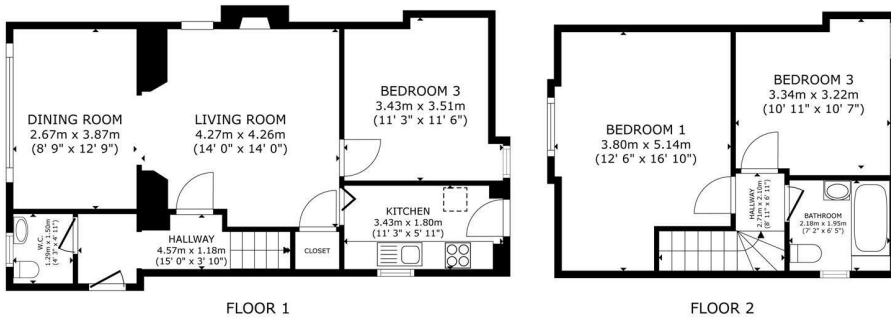
On the upper level, you will find two further well-sized bedrooms, both offering pleasant views and excellent storage potential. The accommodation is rounded off by a family bathroom fitted with a three-piece suite.

Externally, the property sits on an impressive and sizeable plot. The generous garden grounds are mainly laid to lawn, providing ample space for outdoor activities, gardening enthusiasts, or future landscaping projects.

Located in the heart of Pitlochry, the property is within easy reach of local amenities, scenic walks, transport links, and the town's vibrant community offerings. This delightful home presents a fantastic opportunity to acquire a property in one of Highland Perthshire's most sought-after locations.

- 3 spacious bedrooms
- Close to local amenities
- Near public transport links
- Ideal for families
- Viewing highly recommended
- Charming Pitlochry location
- Located in the town centre
- Fantastic sized garden

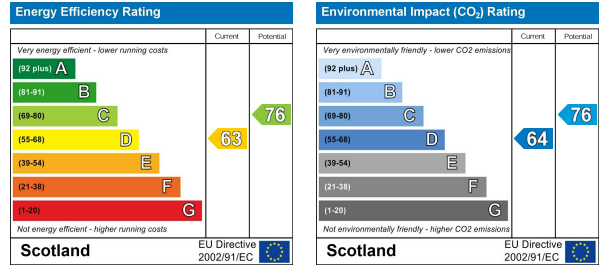




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GROSS INTERNAL AREA
FLOOR 1: 55.1 m² (593 sq.ft.) FLOOR 2: 37.1 m² (399 sq.ft.)
TOTAL: 92.2 m² (992 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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