

Simple Approach



Estate Agents



40 Finlay Terrace, Pitlochry

PH16 5EU

Offers over £278,950

This stylish semi-detached home on Finlay Terrace, Pitlochry offers modern living in a highly sought-after location. The ground floor boasts a bright and spacious open-plan kitchen, dining and lounge area, finished to a contemporary standard and filled with natural light – ideal for both family life and entertaining. A convenient downstairs WC completes the ground floor. Upstairs, the property offers three well-proportioned bedrooms, including a master with en-suite shower room, alongside a sleek family bathroom. Comfort is assured throughout the year with gas central heating and double glazing.

Externally, the home benefits from a private driveway and a beautifully maintained rear garden with stunning views of the surrounding landscape. This is an excellent opportunity to secure a move-in ready home in the heart of Pitlochry, combining modern style with everyday practicality. Viewing is highly recommended to fully appreciate all that Finlay Terrace has to offer. This home would be particularly well suited to a growing family looking for space, first-time buyers wanting a modern home, or even those seeking a low-maintenance base in the Highlands. Its combination of comfort, convenience and scenic outlook makes it a versatile choice for a wide range of buyers.

**Downstairs WC**

3'7" x 7'4" (1.10 x 2.24)

**Lounge / Diner**

10'8" x 26'9" (3.26 x 8.16)

**Kitchen**

10'7" x 9'6" (3.24 x 2.92)

**Master Bedroom**

9'3" x 10'2" (2.83 x 3.12)

**Ensuite Shower Room**

7'7" x 3'5" (2.33 x 1.06)

**Bedroom Two**

9'4" x 9'5" (2.85 x 2.88)

**Bedroom Three**

9'4" x 8'9" (2.85 x 2.68)

**Bathroom**

5'6" x 6'7" (1.68 x 2.02)

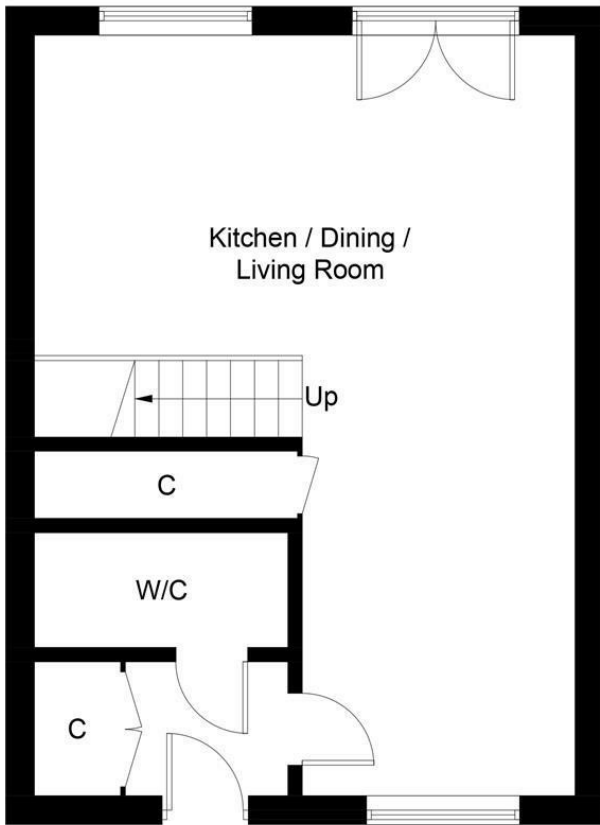




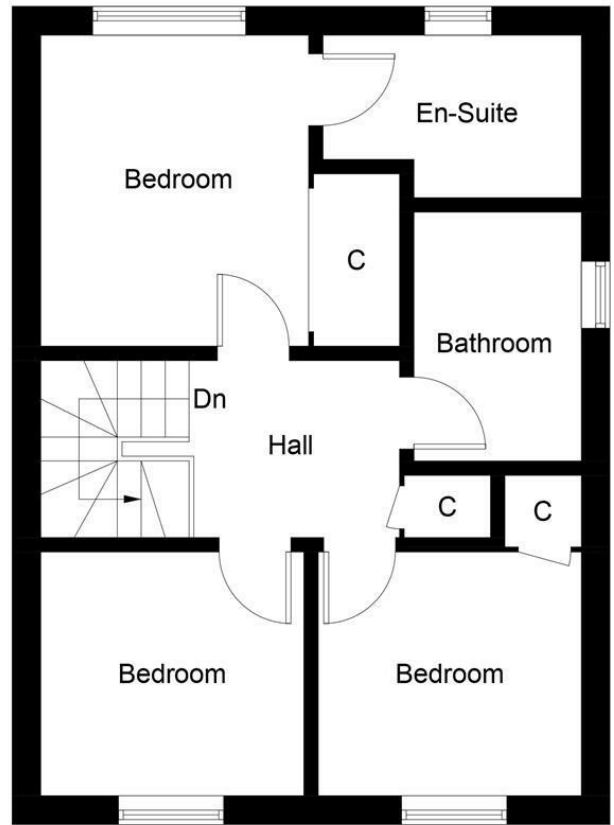


- Three Bedroom Semi Detached House
- Sought After Location
- Open Plan Living
- Think this might be the property for you? Contact our mortgage team to discuss your options — we have appointments available today!
- Master Ensuite Shower Room
- Picturesque Views
- Private Driveway
- Excellent Move In Condition Throughout
- Gas Central Heating & Double Glazing
- Ideal Family Home



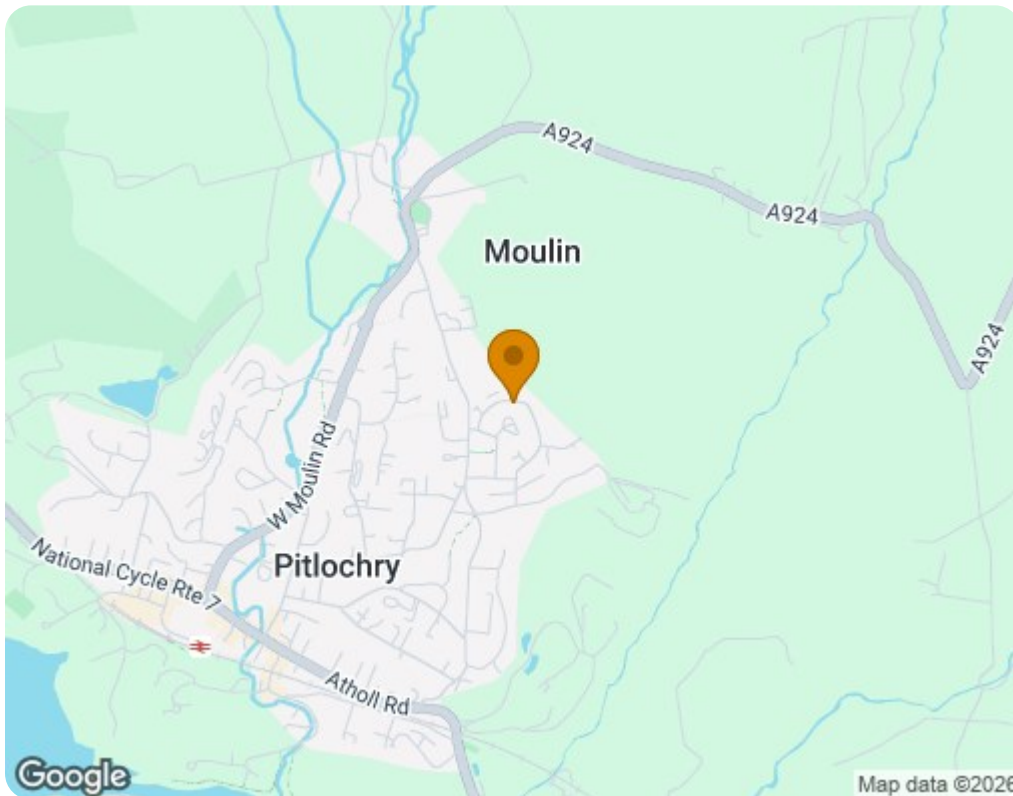


**Ground Floor**



**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1238074)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>81</b>	<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>85</b>	<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		