

Simple Approach



Estate Agents



**2 Blackwood Place, Pitlochry  
PH18 5TD**

**Offers over £106,950**



## 2 Blackwood Place, Pitlochry, PH18 5TD

Located in the charming area of Blackwood Place, Bridge of Tilt, Pitlochry, this delightful two-bedroom end terrace house offers a perfect blend of comfort and convenience. The property is situated in a sought-after location, renowned for its picturesque views and tranquil surroundings, making it an ideal retreat for those seeking a peaceful lifestyle.

As you enter the home, you will appreciate the well-proportioned living spaces, kitchen, lounge and the two bedrooms are generously sized, offering ample room.

One of the standout features of this property is the sizeable rear garden, which presents an excellent opportunity for outdoor enjoyment. Whether you envision hosting summer barbecues, cultivating a garden, or simply unwinding in a serene setting, this garden is sure to meet your needs.

In addition to its appealing features, the house is conveniently located close to local amenities, ensuring that shops, cafes, and essential services are just a short distance away. This combination of accessibility and natural beauty makes this property a rare find in the market.

In summary, this two-bedroom end terrace house in Blackwood Place is a wonderful opportunity for anyone looking to settle in a picturesque area with a strong sense of community. With its lovely views, spacious garden, and proximity to amenities, it is a property that truly deserves your attention.

### Lounge

10'3" x 15'7" (3.14 x 4.76 )

### Kitchen

8'7" x 11'3" (2.64 x 3.44 )

### Bedroom One

15'9" x 10'2" (4.81 x 3.11 )

### Bedroom Two

12'3" x 9'0" (3.75 x 2.75 )

### Shower Room

5'9" x 6'5" (1.77 x 1.98)



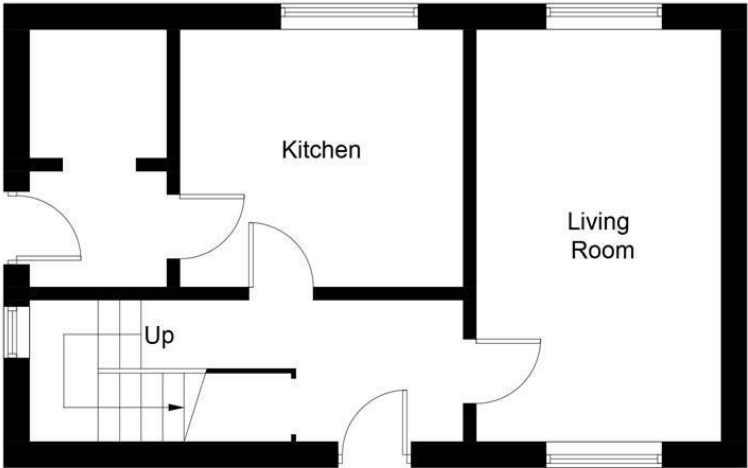
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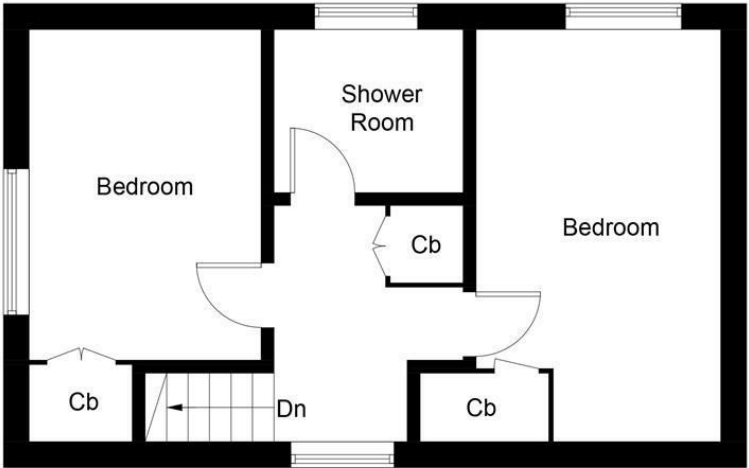
- Two Bedroom, End Terrace House
- Property Could Benefit From Upgrading
- Contact our mortgage team to discuss your options!
- Picturesque Surroundings
- Sizable Rear Garden
- Close To Local Amenities
- Ample Living Space







Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1258667)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland 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) A		92
(81-91) B		
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
Scotland EU Directive 2002/91/EC		