



50 Finlay Terrace Pitlochry | PH16 5EU

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| • RECEPTION ROOMS | 1 | • PRIVATE PARKING |
| • BEDROOMS | 3 | • STUNNING VIEWS |
| • BATHROOMS | 2 | • CLOSE TO SCHOOL |



OFFERS OVER
£280,000

50 FINLAY TERRACE

Built in 2021, this beautifully presented three-bedroom semi-detached home offers stylish contemporary living in an enviable setting, enjoying stunning uninterrupted views towards Ben Vrackie.

The welcoming vestibule, complete with fitted coat cupboards and a convenient WC, leads into a bright and spacious open-plan living, dining and kitchen area, enhanced by attractive oak flooring and patio doors opening onto a decked seating area.

The modern fitted kitchen features a range of integrated appliances, while a cleverly concealed home office, tucked beneath the staircase, provides an ideal workspace without compromising the living space.

Upstairs, there are three generous double bedrooms, including a principal bedroom with a contemporary en-suite shower room, together with a well-appointed family bathroom.

Further benefits include gas central heating, solar panels and a high-quality finish throughout, creating an energy-efficient home perfectly suited to modern family living.



50 FINLAY TERRACE

Outside, the enclosed rear garden is thoughtfully designed, featuring a lawn, a patio seating area, and a charming garden shed with a living grass roof. From the garden, you can enjoy uninterrupted views providing a stunning backdrop throughout the seasons.

A gated path leads down the side of the property to the front garden, which is laid to lawn with a central pathway leading to the entrance door.

To the front, there is off-street parking for two vehicles, together with an additional storage shed.

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, head up Bonnethill Road and turn right onto Toberargan Road. Follow the road as it bends round and continues onto Tom-na-Moan Road. At the junction, join East Moulin Road briefly, then take the second turning on the right onto Fergusson Avenue. Immediately turn left onto Finlay Terrace. Turn left into the cul-de-sac, then turn left again, where you will find the property at the end on your right.

FIXTURES & FITTINGS

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

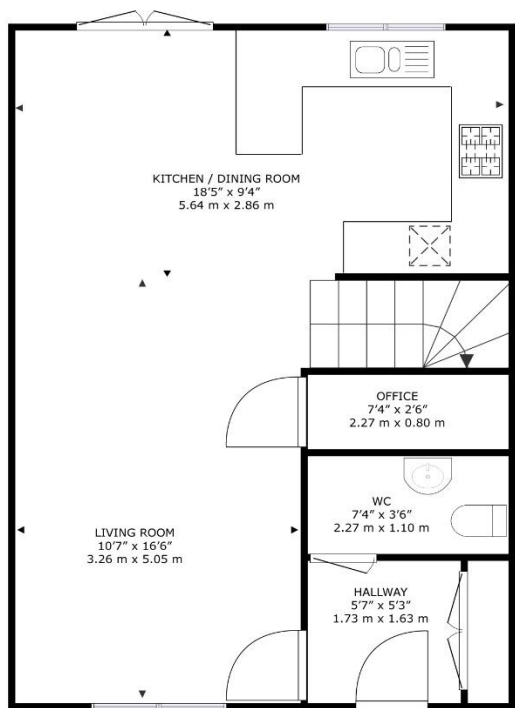
VIEWINGS

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

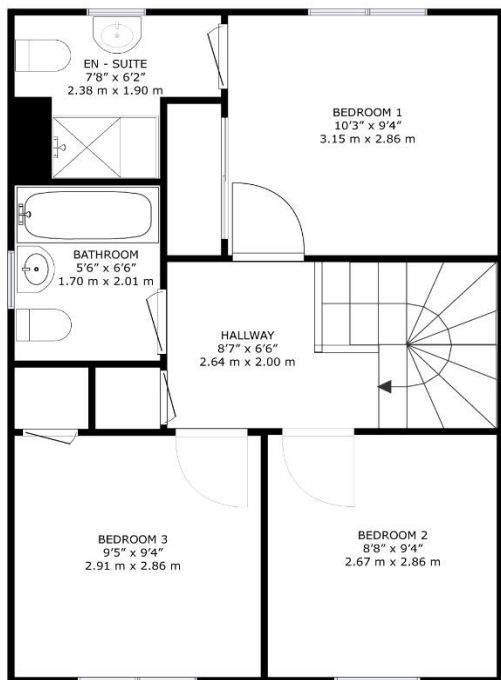
01796 472606 | property@jandhmitchell.com | www.jandhmitchellproperty.co.uk

EPC RATING B

COUNCIL TAX BAND D



GROUND FLOOR



FIRST FLOOR

50 Finlay Terrace, Pitlochry PH16 5EU

GROSS INTERNAL AREA
GROUND FLOOR : 516 sq. ft, 48.0 m², FIRST FLOOR : 490 sq. ft, 45.5 m²
TOTAL : 1006 sq. ft, 93.5 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.