
24 Lettoch Terrace, Pitlochry, PH16 5BA
Offers Over £250,000
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ESTATE & LETTING AGENTS

Buying with Next Home

24 Lettoch Terrace, Pitlochry, PH16 5BA

Many thanks for your interest with 24 Lettoch Terrace, Pitlochry, PH16 5BA.

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If you would like to be kept informed of other great properties like this one please register on our hot buyers list, where we will email you of new property listings and property open days.

About the Area

24 Lettoch Terrace enjoys an excellent position for making the most of everything Pitlochry has to offer. The town centre is within easy reach, with its excellent selection of independent shops, cafés, restaurants and welcoming pubs, together with the renowned Pitlochry Festival Theatre.

For those who enjoy the outdoors, some of Highland Perthshire's best-loved scenery is right on the doorstep. Numerous walking routes lead directly from Pitlochry, including scenic walks towards Loch Faskally, the famous Dam and Fish Ladder and through woodland to Black Spout Waterfall. For something more energetic, the surrounding hills, including Ben Vrackie, provide spectacular walking and far-reaching views.

It is a location that makes it easy to enjoy town life one moment and be out amongst woodland, rivers and Highland scenery the next.








Property Summary

24 Lettoch Terrace is a home that really makes the most of its setting, with wonderful views across Pitlochry, the valley and surrounding countryside forming a key part of everyday life here.

The property is entered through the sun room, a particularly inviting space where you can sit, relax and take in the outlook before continuing through to the main living accommodation.

At the centre of the home is the open-plan lounge and dining room, offering plenty of space for both relaxing and entertaining. Windows to the front and rear bring in an excellent level of natural light, while the layout works equally well for quieter evenings at home or hosting family and friends.

The galley-style kitchen leads through to a useful utility room, with a separate WC and boiler room beyond. Completing the ground floor is a single bedroom which could equally work well as a study, home office or occasional guest room.

Upstairs, the main bedroom enjoys the same impressive views across Pitlochry and the surrounding countryside and also benefits from built-in storage. There is a further double bedroom with built-in cupboards, together with a shower room fitted with a WC and wash hand basin.

The property also benefits from solar panels, providing an additional energy-efficient feature to the home.

Outside, the fully enclosed rear garden offers a peaceful and private space surrounded by mature planting, established shrubs and trees. There are several areas where you can sit and enjoy the garden, while the upper part of the plot once again opens up to the surrounding views.

Combining flexible accommodation, solar panels, a private garden and an outlook that really sets it apart, 24 Lettoch Terrace offers a relaxed lifestyle in one of Highland Perthshire's most popular locations.





Key property features

- Fantastic views across Pitlochry, the valley and surrounding countryside
- Sunroom positioned to make the most of the outlook
- Bright open-plan lounge and dining room
- Excellent space for entertaining and family gatherings
- Flexible ground-floor bedroom or home office
- Main bedroom with built-in storage and impressive views
- Further double bedroom with built-in cupboards
- Useful utility room plus separate WC and boiler room
- Fully enclosed rear garden with mature planting and established trees
- Elevated garden areas offering further countryside views

















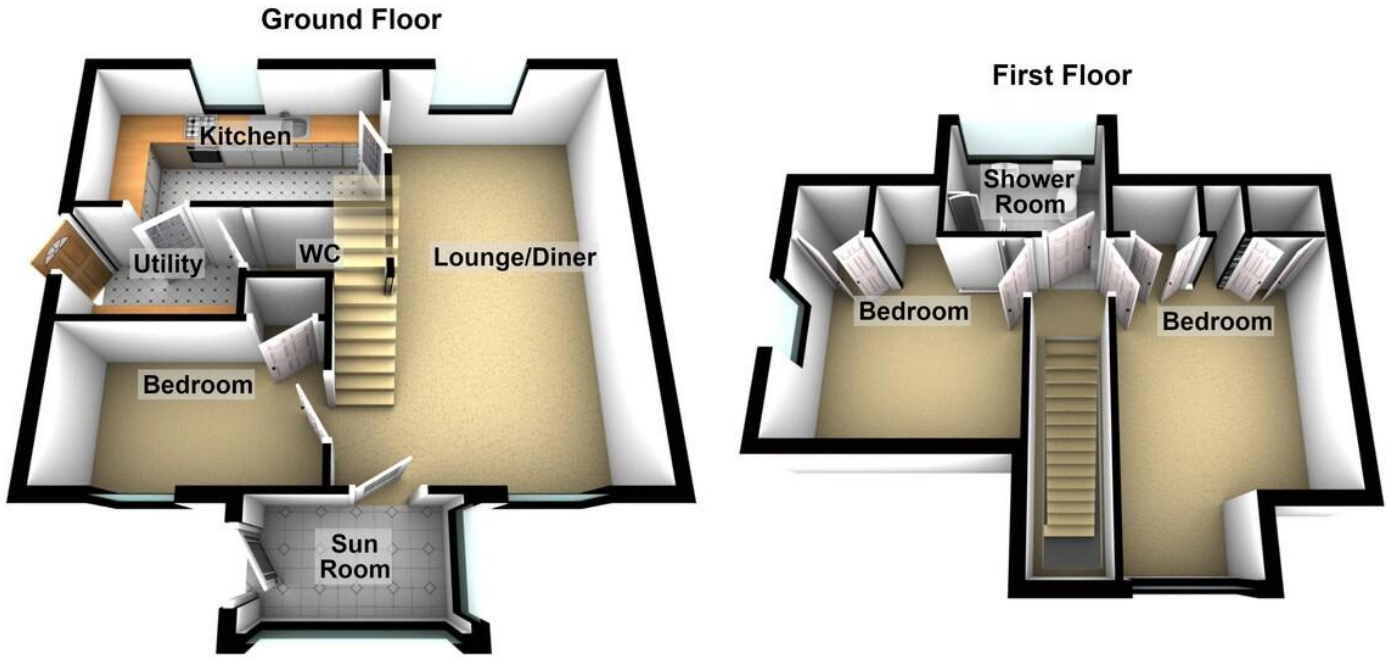







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Floorplans


Ground Floor
Kitchen
Utility
WC
Lounge/Diner
Bedroom
Sun Room
First Floor
Shower Room
Bedroom
Bedroom







Property Room Sizes

SUN ROOM
8' 5" x 5' 8" (2.57m x 1.73m)
LOUNGE/DINER
20' 11" x 11' 10" (6.38m x 3.62m)
KITCHEN
14' 0" x 6' 10" (4.29m x 2.10m)
UTILITY ROOM
8' 0" x 5' 9" (2.45m x 1.76m)
BOILER ROOM/WC
6' 2" x 3' 11" (1.9m x 1.2m)
BEDROOM/STUDY
10' 8" x 7' 3" (3.27m x 2.21m)

BEDROOM
12' 9" x 11' 7" (3.91m x 3.55m)
BEDROOM
10' 7" x 10' 6" (3.23m x 3.22m)
SHOWER ROOM
6' 2" x 6' 2" (1.9m x 1.9m)

PLEASE NOTE: 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 or representations 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 representation or warranty in respect of the property. All room sizes are approximate and for general guidance only. They cannot be relied upon for fitting carpets, furniture etc.

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41 - 43 Allan Street, Blairgowrie..... 01250 39 80 02
47a Atholl Road, Pitlochry..... 01796 54 80 14

1a James Square, Crieff.....01764 65 00 44
211 High Street, Auchterarder.....01764 66 36 66
Email sales@nexthomeonline.co.uk

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