

Carmel

East Haugh, Pitlochry, PH16 5TE

IrvingGeddes

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Irving Geddes are delighted to offer for sale this well proportioned & well presented 3/4 bedroom detached bungalow enjoying an elevated position with a tremendous south-west facing open outlook, located only 1.5miles east of the ever popular Perthshire town of Pitlochry. Set within large garden grounds, with ample off-street parking and detached garage.

A flexible layout comprising; VESTIBULE, HALLWAY with attic hatch, LOUNGE with excellent outlook, KITCHEN DINER, UTILITY ROOM with door to rear, DINING ROOM/ BEDROOM, three further DOUBLE BEDROOMS (master EN-SUITE SHOWER ROOM) and FAMILY BATHROOM. The property is double glazed throughout and warmed by electric heating.

Beautiful mature gardens surround the property with an attractive stone wall and hedge border. A long drive to the front leads to a large parking area, and there is an expanse of lawn, patio area, mature planted beds and borders. The fully enclosed rear has a greenhouse and timber shed to the side, area of lawn, charming stone retaining walls, mature planting and a pleasant wooded backdrop. A large detached single garage lies to the side of the property.

A home offered in move-in condition with potential for buyers upon which to place their own stamp, enjoying an enviable rural position yet in close proximity of one of Scotland's most desirable towns. Likely to have broad appeal, early interest is strongly advised.

Video Tour https://my.matterport.com/show/?m=wabNfi969bV

Council Tax Band 'E' **Energy Performance** Rated 'D'.

Viewing Strictly by appointment through Irving Geddes.

Pitlochry is a bustling Victorian spa town with an excellent range of individual shops restaurants, hotels and amenities, along with a well-respected school & renowned Festival Theatre. The A9 motorway is nearby & Pitlochry train station has regular direct services to Inverness, Edinburgh, Glasgow & the London sleeper service. The area is known for its spectacular scenery and is a haven for outdoor enthusiasts. There are many walks nearby including up the hills of Ben Vrackie and Schiehallion, with a number of 9/18 hole golf courses in the area. The property is also well placed for skiing in the Cairngorms & Glenshee.

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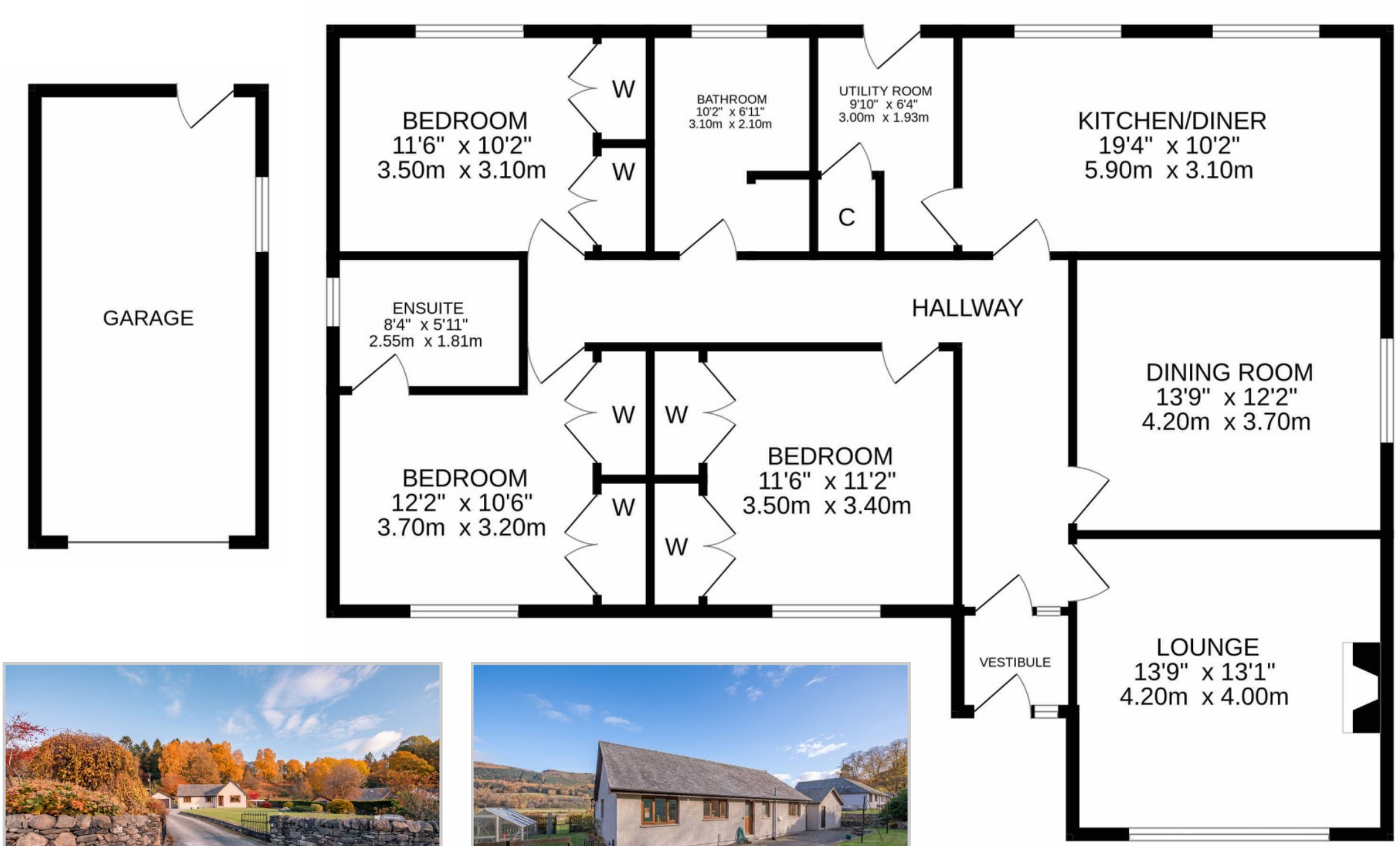






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These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate only.



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