

22A Robertson Crescent

PITLOCHRY, PH16 5HD



*A BUNGALOW WITH A DIFFERENCE IN
THE HEART OF PITLOCHRY*



01738 500 655



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





McEwan Fraser Legal is delighted to present this elevated bungalow with a Highland outlook. There is something immediately appealing about this unusual semi-detached bungalow. Set on an elevated site within an established residential area of Pitlochry, the property has a character and configuration that sets it apart from the conventional bungalow.

Approached via external steps, the front door opens into a welcoming hallway from which the accommodation is arranged conveniently on one level. At the heart of the home is a comfortable lounge where the elevated position comes into its own, with fabulous views providing an ever-changing backdrop to everyday life.

The Property

The accommodation is well proportioned and practical, comprising a bright lounge, fitted kitchen, two good sized bedrooms and a bathroom. While the property would benefit from some personal touches, it offers an excellent foundation for creating a comfortable and individual home in one of Perthshire's most sought-after locations. Gas central heating and double glazing ensure the property is comfortable throughout the year.





Bedroom 1





Bedroom 2





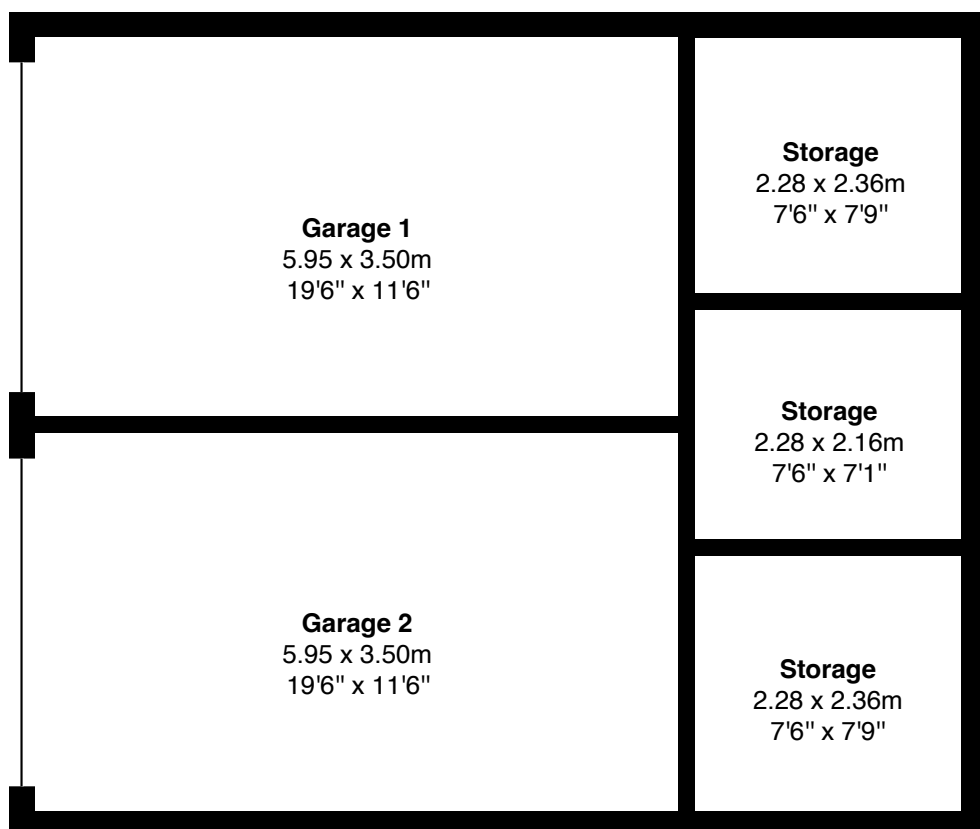
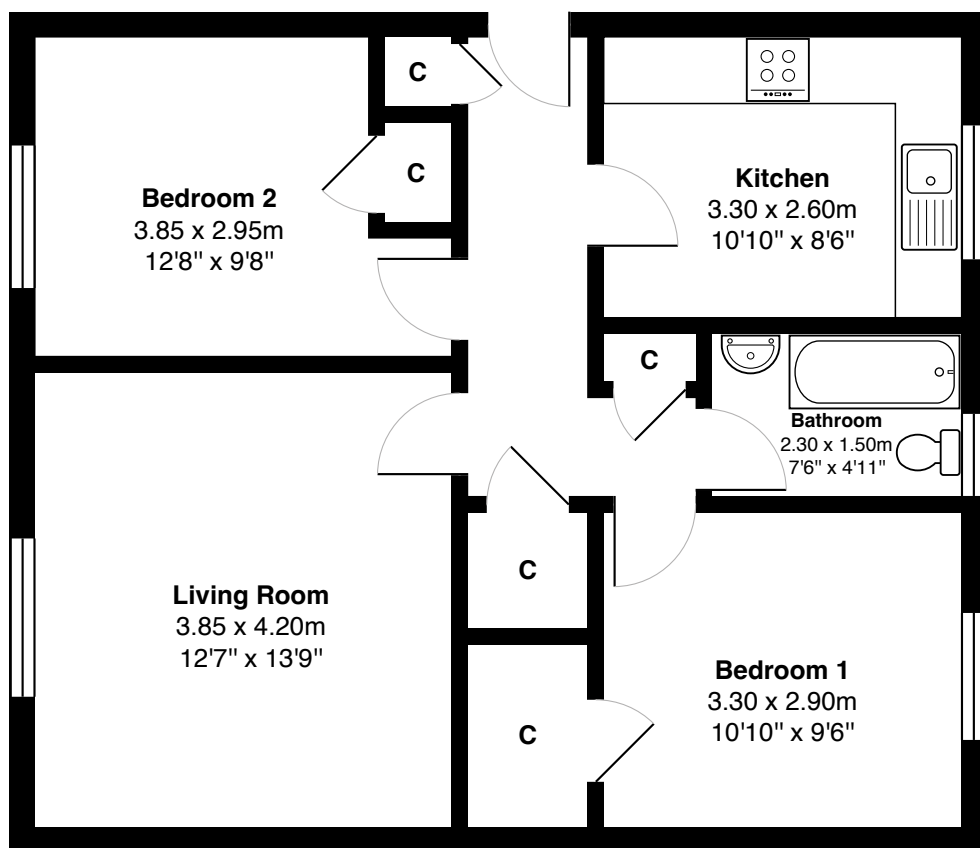
One of its most notable features lies beneath the accommodation. The property is built above a substantial double garage, providing an exceptional amount of secure storage and parking. Whether required for two vehicles, a motorhome, outdoor equipment, bicycles, a workshop or simply the practical demands of modern life, this is a feature that adds considerable versatility and genuine value to the home. A driveway to the front provides further private parking, while the gardens extend to the rear and side. The outdoor space complements the elevated position and provides opportunities for seating, planting and enjoying the surrounding setting.

What makes this home particularly interesting is its combination of features. A bungalow, but not as you might expect one to be. The elevated setting creates the views, the accommodation remains conveniently on one level, and the double garage beneath introduces a level of space and flexibility rarely associated with this style of property. For those looking for a permanent home, a comfortable downsizing opportunity or a base from which to enjoy Highland Perthshire, this is a property that deserves to be viewed in person.



PROPERTY VIEW





Gross internal floor area (m²): 61m²

EPC Rating: C



AT A GLANCE

- Unusual semi detached bungalow on an elevated site
 - Exceptional views from the lounge
 - Comfortable accommodation arranged over one level
 - Two bedrooms
 - Spacious entrance hallway
 - Lounge with outstanding outlook
 - Fitted kitchen
 - Bathroom
 - Large double garage beneath the property
 - Private driveway
 - Gardens to the side and rear
 - Gas central heating
 - Double glazing
 - Established residential setting
 - Highly convenient for the amenities of Pitlochry
-



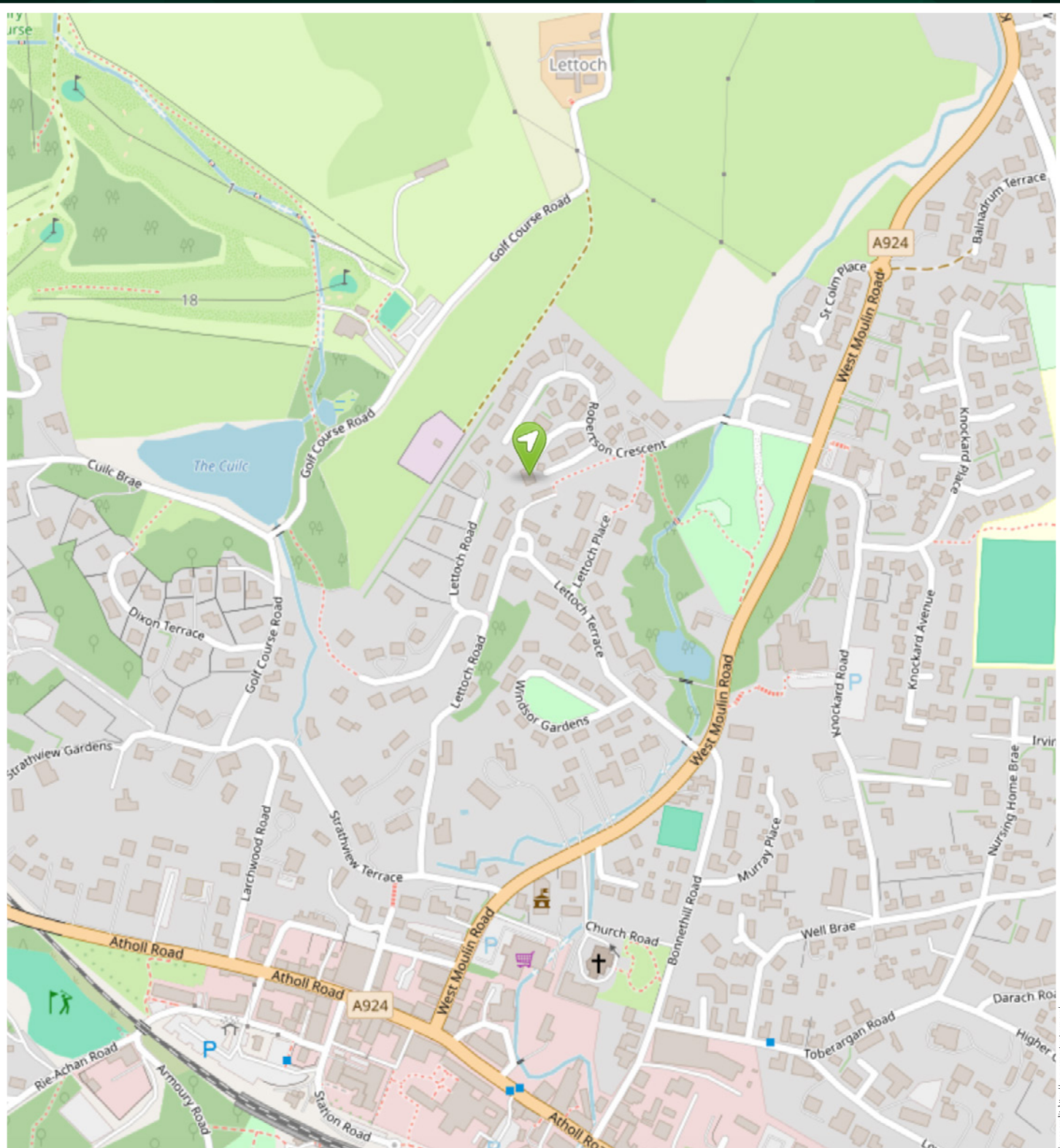
Pitlochry occupies an enviable position at the heart of Highland Perthshire, surrounded by wooded hills, rivers, lochs, and open countryside, while retaining the convenience of a well-established town. The town centre offers independent shops, cafés, restaurants, and everyday services, along with the celebrated Pitlochry Festival Theatre, set in a spectacular riverside location with a year-round programme of entertainment.

For outdoor enthusiasts, walking routes extend through woodland and countryside, with the River Tummel, Loch Faskally, and surrounding hills providing exceptional walking, cycling, and fishing opportunities.

Pitlochry is exceptionally well connected, with the A9 providing straightforward road connections north and south, while Pitlochry railway station offers rail services towards Perth, Edinburgh, Inverness, and beyond. Perth is within easy travelling distance, making the area attractive to those seeking Highland Perthshire's character and scenery without becoming isolated from larger centres. This is a location where the landscape is part of everyday life.

The Location





McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01738 500 655

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



THE SUNDAY TIMES
THE SUNDAY TIMES



Text and description
JAYNE SMITH
Corporate Account Manager



Professional photography
CRAIG DEMPSTER
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.