



The Steading | Ballinluig Pitlochry | PH9 0NL

- RECEPTION ROOMS 2
- BEDROOMS 4
- BATHROOMS 2
- LARGE DRIVEWAY
- ATTRACTIVE GARDENS
- DOUBLE GARAGE



OFFERS OVER
£390,000

THE STEADING

The Steading is a fabulous four-bedroom detached bungalow, ideally located for easy access to the A9.

The property offers spacious and versatile accommodation, complemented by attractive wrap-around gardens, a double garage and generous driveway parking.

The accommodation begins with an entrance porch, providing useful storage, which leads into a large welcoming hallway. From here, glazed panelled doors open into the bright and spacious living room, featuring a focal fireplace with electric fire and patio doors leading directly out to the garden.

The separate dining room provides a comfortable space for formal or informal dining and leads through to the well-fitted country-style kitchen.

The kitchen has a range of fitted units, integrated appliances and space for a table and chairs.

A practical utility room is located just off the kitchen and has a door providing access to the garden.

There are three generous double bedrooms, all with built-in wardrobes. The principal bedroom benefits from a private en-suite shower room, while the remaining bedrooms are served by a modern family bathroom.

The fourth bedroom is currently used as a study, providing excellent flexibility and could equally be utilised as a guest room, home office or additional family bedroom.



THE STEADING

The property is further enhanced by attractive wrap-around gardens, with well-maintained borders, a side orchard and a gently sloping area which lends itself to wildlife and nature.

A charming summer house provides an additional useful outdoor space, and the gardens offer a variety of areas for sitting out and enjoying the surroundings.

A double garage and generous driveway provide ample parking for several vehicles, together with excellent additional storage and practical space.

LOCATION

Ballinluig is a small Highland Perthshire village situated approximately five miles south of Pitlochry. The village offers a range of useful local amenities including a primary school, Post Office, shop, petrol station and Motor Grill, while the A9 provides excellent road links north and south.

The surrounding countryside offers an appealing mix of woodland, rivers and open Perthshire landscapes, with the popular towns of Pitlochry and Aberfeldy both within easy reach. 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

Head south from Pitlochry on the A9 for approximately 5 miles, taking the slip road signposted to Ballinluig/Aberfeldy A827. Veer round to the right and opposite the Post Office, turn right. Follow the road down and round to the left and continue parallel to the A9. Take the first left and double back on yourself following the road up. The Steading is the middle house of 3 on your left.

FIXTURES & FITTINGS

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

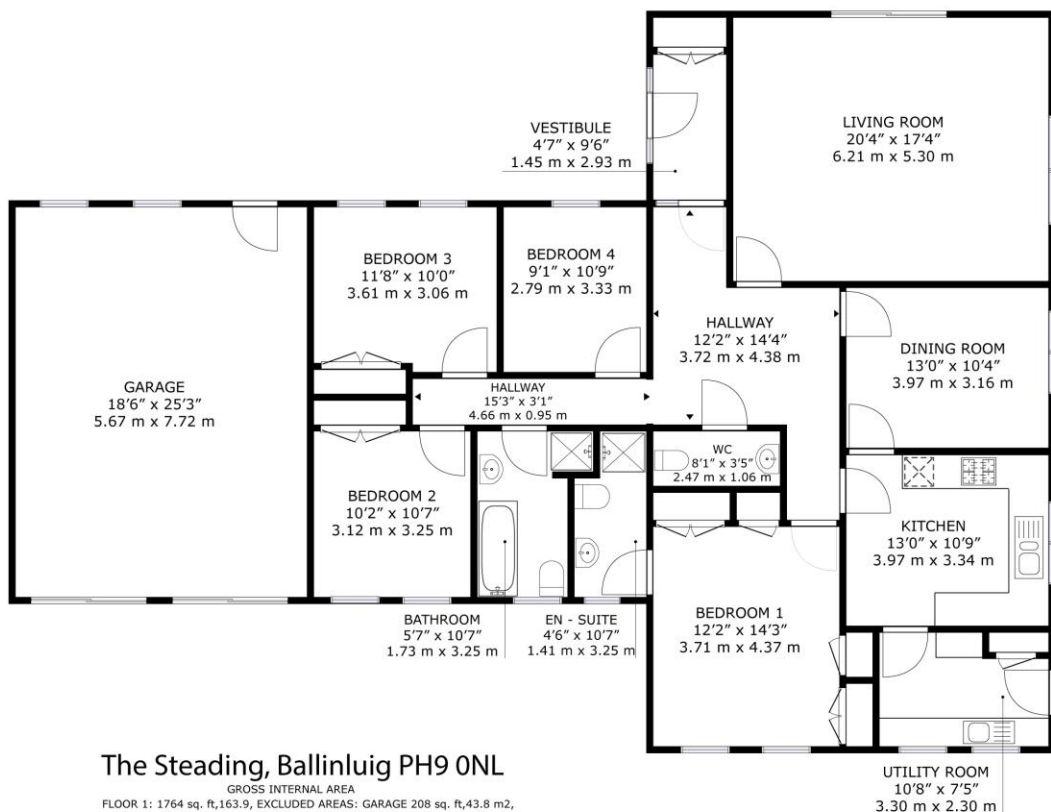
VIEWINGS

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

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

EPC RATING E

COUNCIL TAX BAND F



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.