



2 Toberargan Place Pitlochry | PH16 5SF

- RECEPTION ROOMS 1
- BEDROOMS 3
- BATHROOMS 1
- SECLUDED GARDEN
- CARPORT
- CLOSE TO TOWN CENTRE



OFFERS OVER
£215,000

2 TOBERARGAN PLACE

Deceptively spacious and well presented throughout, this attractive three-bedroom semi-detached home offers bright, well-proportioned accommodation ideal for families, first-time buyers or those seeking a comfortable home in a convenient setting.

The generous open-plan living and dining room is flooded with natural light from dual-aspect windows, creating a welcoming space for both relaxing and entertaining, with the staircase neatly incorporated into the layout.

The fitted kitchen provides ample storage and workspace, with direct access to the enclosed rear garden.

Upstairs, there are three generously sized double bedrooms, one of which benefits from fitted wardrobes, together with a modern family shower room complete with a stylish vanity unit.

The property benefits from gas central heating; however, prospective purchasers should note that a replacement boiler is required.



2 TOBERARGAN PLACE

Outside, the enclosed rear garden has been thoughtfully arranged with a level lawn, a seating area formed by attractive hexagonal paving, and an abundance of mature, colourful planting, creating a delightful space to enjoy throughout the seasons.

A side access path leads to the front of the property, where a carport and useful external store cupboard provide excellent practical storage.

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. Pass the entrance to Garry Place and take the next left into Well Brae. Turn left after the Guide Hut into Toberargan Place, where you will find the property on your left.

FIXTURES & FITTINGS

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

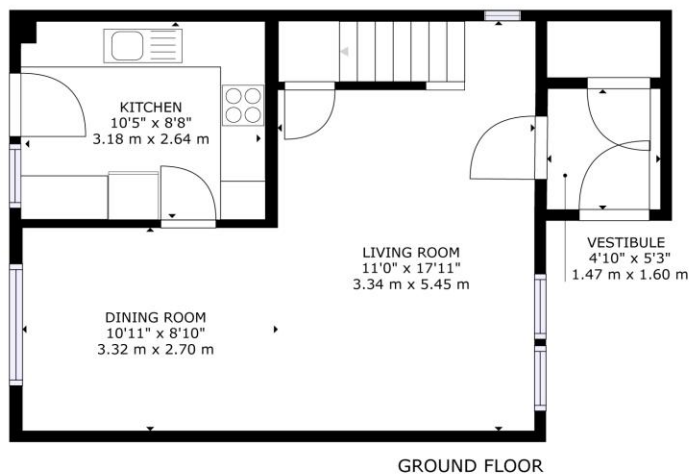
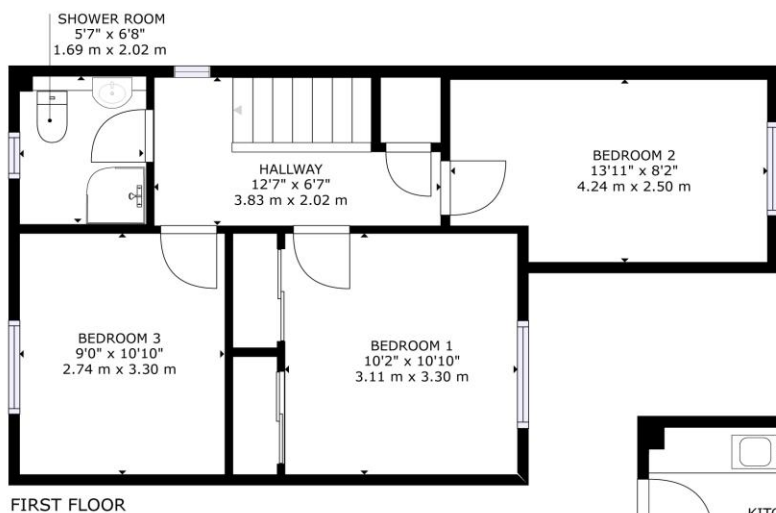
VIEWINGS

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

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EPC RATING TBC

COUNCIL TAX BAND E



2 Toberargan Place, Pitlochry PH16 5SF

GROSS INTERNAL AREA
GROUND FLOOR : 455 sq. ft, 42.3 m², FIRST FLOOR : 484 sq. ft, 45 m²
TOTAL: 940 sq. ft, 87.3 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.