



The Flat, 95 Atholl Road, Pitlochry, PH16 5AB

Offers Over £230,000



NEXTHOME

ESTATE & LETTING AGENTS

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The Flat, 95 Atholl Road, Pitlochry, PH16 5AB

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Next Home's
Buying Guide



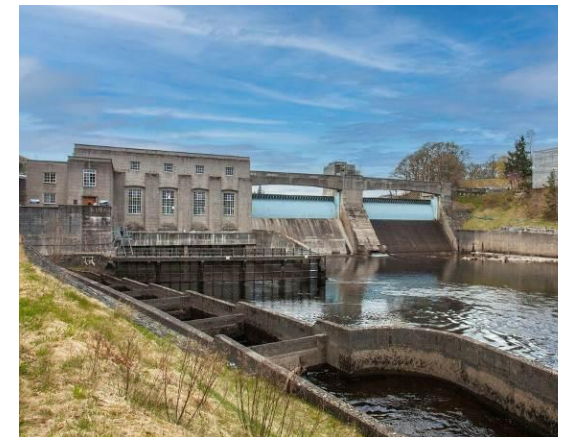
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About the Area

Pitlochry is a picturesque Highland town renowned for its stunning scenery, welcoming community, and vibrant tourist appeal.

Surrounded by mountains, lochs, and forests, it offers endless opportunities for walking, cycling, fishing, and outdoor pursuits. The town itself boasts a variety of independent shops, cafés, restaurants, and cultural attractions, including the famous Pitlochry Festival Theatre and two whisky distilleries. Excellent transport links include a mainline railway station with services to Inverness, Perth, and Edinburgh, making Pitlochry ideal for both residents and visitors.

A mix of traditional stone villas, cottages, and modern homes makes it a highly desirable place to live.





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Property Summary

This beautifully presented three-bedroom first-floor apartment offers generous accommodation in the heart of Pitlochry, with shops, cafés, restaurants and local amenities all within easy reach.

Accessed from the rear via its own private entrance, the property is bright, spacious and particularly well suited to modern living.

At the heart of the home is the impressive open-plan living, dining and kitchen area. Large south-facing windows flood the room with natural light and enjoy a pleasant leafy outlook. The modern fitted kitchen offers excellent storage and workspace, with a central island, informal dining area and integrated appliances. A separate utility room provides further storage and appliance space.

There are three generous double bedrooms, including a principal bedroom with built-in wardrobes and en-suite shower room. Bedroom two also benefits from fitted storage, while a modern family bathroom completes the accommodation.

With its spacious interior, excellent natural light and superb central location, this is an attractive and versatile home within one of Highland Perthshire's most popular towns.



Key property features

- ✓ 3 double bedrooms
- ✓ Town centre location
- ✓ Self-contained apartment
- ✓ Chain free
- ✓ Spacious rooms throughout
- ✓ Open plan living
- ✓ Close to all local amenities
- ✓ Principal en-suite shower room
- ✓ Ideal for a first-time buyer





95 Atholl Road (3)

Next Home - The Flat, 95 Atholl Road, Pitlochry, PH16 5AB









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the most accurate valuation.



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Floorplans



Property Room Sizes

UTILITY ROOM

11' 8" x 5' 9" (3.56m x 1.75m)

KITCHEN/BREAKFAST ROOM

14' 10" x 8' 7" (4.52m x 2.62m)

LOUNGE/DINER

19' 5" x 18' 4" (5.92m x 5.59m)

BEDROOM

16' 2" x 11' 8" (4.93m x 3.56m)

ENSUITE

7' 5" x 7' 5" (2.26m x 2.26m)

BEDROOM

12' 4" x 11' 4" (3.76m x 3.45m)

BEDROOM

16' 2" x 8' 7" (4.93m x 2.62m)

BATHROOM

7' 3" x 5' 4" (2.21m x 1.63m)

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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