



3 Jubilee Place Pitlochry | PH16 5GA

- RECEPTION ROOMS 1
- BEDROOMS 2
- BATHROOMS 2
- ALLOCATED PARKING
- WALK-IN CONDITION
- CLOSE TO TOWN CENTRE



OFFERS OVER
£200,000

3 JUBILEE PLACE

This well-presented ground floor flat forms part of a purpose-built development and offers bright, spacious accommodation throughout. The property features a welcoming living room filled with natural light, alongside a modern cream fitted kitchen with ample space for dining. There are two generously sized double bedrooms, both benefiting from built-in storage, with the principal bedroom further complemented by an en-suite shower room.

A contemporary family bathroom with shower over bath serves the remainder of the home.

Additional storage is available via a convenient hall cupboard.

Finished in neutral tones throughout, the flat boasts a high-quality build and finish, making it ready to move into.

Externally, the property benefits from allocated parking and is ideally located within easy reach of the town centre and local amenities.

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 Bonneathill Road and turn right onto Toberargan Road. Veer right onto Lower Oakfield and turn left into Jubilee Place, where you will find the flat on your left.

FIXTURES & FITTINGS

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

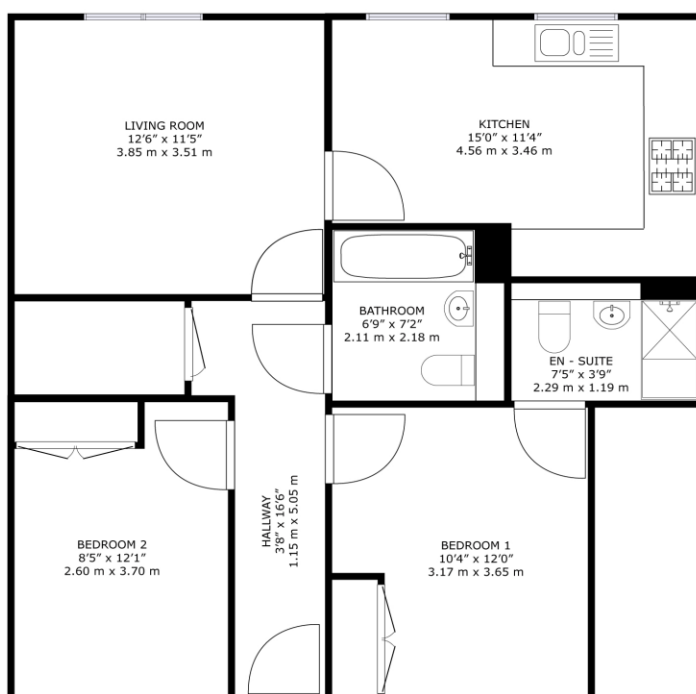
VIEWINGS

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

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EPC RATING C

COUNCIL TAX BAND D



3 Jubilee Place, Pitlochry PH16 5GA

GROSS INTERNAL AREA
TOTAL: 747 sq.ft, 69.4 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.