



## 7 Kennedy Place Pitlochry | PH16 5HB

- RECEPTION ROOMS 1
- BEDROOMS 3
- BATHROOMS 1
- COMMUNAL GARDENS
- RESIDENTS PARKING
- CLOSE TO SCHOOL & AMENITIES



OFFERS OVER  
£145,000

## 7 KENNEDY PLACE

This deceptively spacious three-bedroom top-floor flat offers bright and well-proportioned accommodation, making it an ideal home for first-time buyers, families, or investors.

The property features a generous, light-filled living room, a practical galley-style kitchen, and a bathroom fitted with an electric shower over the bath.

Excellent storage is available throughout, including built-in wardrobes, walk-in cupboards, and a useful outdoor storage cupboard located beside the front door.

Externally, residents benefit from communal gardens and residents' parking. The building has also recently undergone significant external improvements, including a newly replaced roof, gutters, downpipes, and fresh rendering, offering added peace of mind for prospective purchasers.

Ideally situated adjacent to a park, the property is within walking distance of the local school, the town centre, and a wide range of everyday amenities, providing both convenience and an excellent setting.

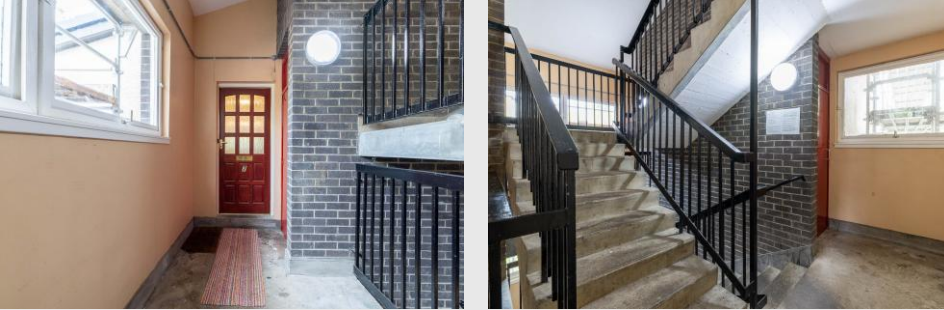
## LOCATION

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 following the road round and then turn right onto Higher Oakfield. Immediately turn left onto Darach Road and at the end on your left you will see Kennedy Place. The entrance to the flat is to the rear of the property in the corner.

## FIXTURES & FITTINGS

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

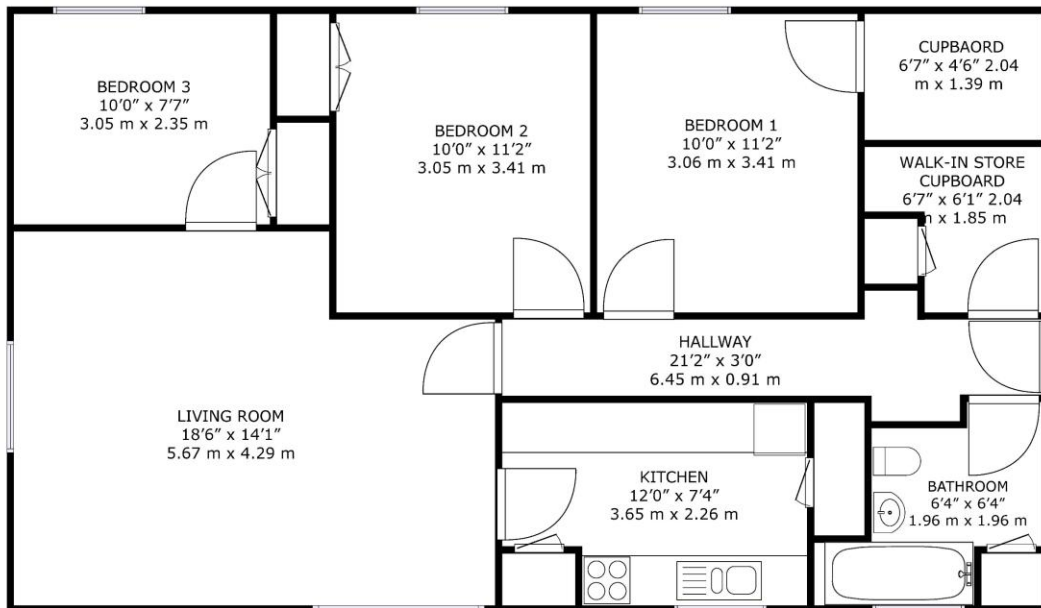
## VIEWINGS

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

01796 472606 | [property@jandhmitchell.com](mailto:property@jandhmitchell.com) | [www.jandhmitchellproperty.co.uk](http://www.jandhmitchellproperty.co.uk)

## EPC RATING E

## COUNCIL TAX BAND B



## 7 Kennedy Place, Pitlochry PH16 5HB

GROSS INTERNAL AREA  
TOTAL: 926 sq.ft, 86.0 m<sup>2</sup>

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.