



## Bolivar | 26 Murray Place Pitlochry | PH16 5EE

- RECEPTION ROOMS 1
- BEDROOMS 3
- BATHROOMS 1
- GARAGE AND LARGE DRIVEWAY
- QUIET RESIDENTIAL AREA
- CLOSE TO AMENITITES



OFFERS OVER  
£200,000

## **BOLIVAR, 26 MURRAY PLACE**

Two opportunities on one site – an exciting development prospect or a three-bedroom family home.

Bolivar presents an exceptional opportunity to create your dream home in a highly sought-after location. Ideally positioned close to the town centre while enjoying stunning open views, this property offers the perfect balance of convenience and tranquillity.

The site currently comprises a three-bedroom detached bungalow of Dorran construction, with a separate garage and garden store with plumbing and power, offering potential for refurbishment as a comfortable family home.

Alternatively, full planning permission has been granted for the development of a spacious three/four-bedroom, two-storey property.

The approved design includes an impressive open-plan living/dining/kitchen area with a vaulted ceiling, complemented by a utility room, ground floor shower room, snug, and a versatile home office or fourth bedroom.

To the first floor, the layout features a principal bedroom suite with walk-in wardrobe and en-suite bathroom, along with two further double bedrooms, both benefiting from built-in wardrobes, and a modern family bathroom.

Full planning permission is granted under reference 25/00951/FLL, with conservation area consent for demolition under reference 25/01319/CON.

This is a rare chance to secure a versatile plot with significant potential in a desirable setting.



# BOLIVAR, 26 MURRAY PLACE



## 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 halfway up turn right into Murray Place. Follow the road round to the left where you will find the property on your right.

## FIXTURES & FITTINGS

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

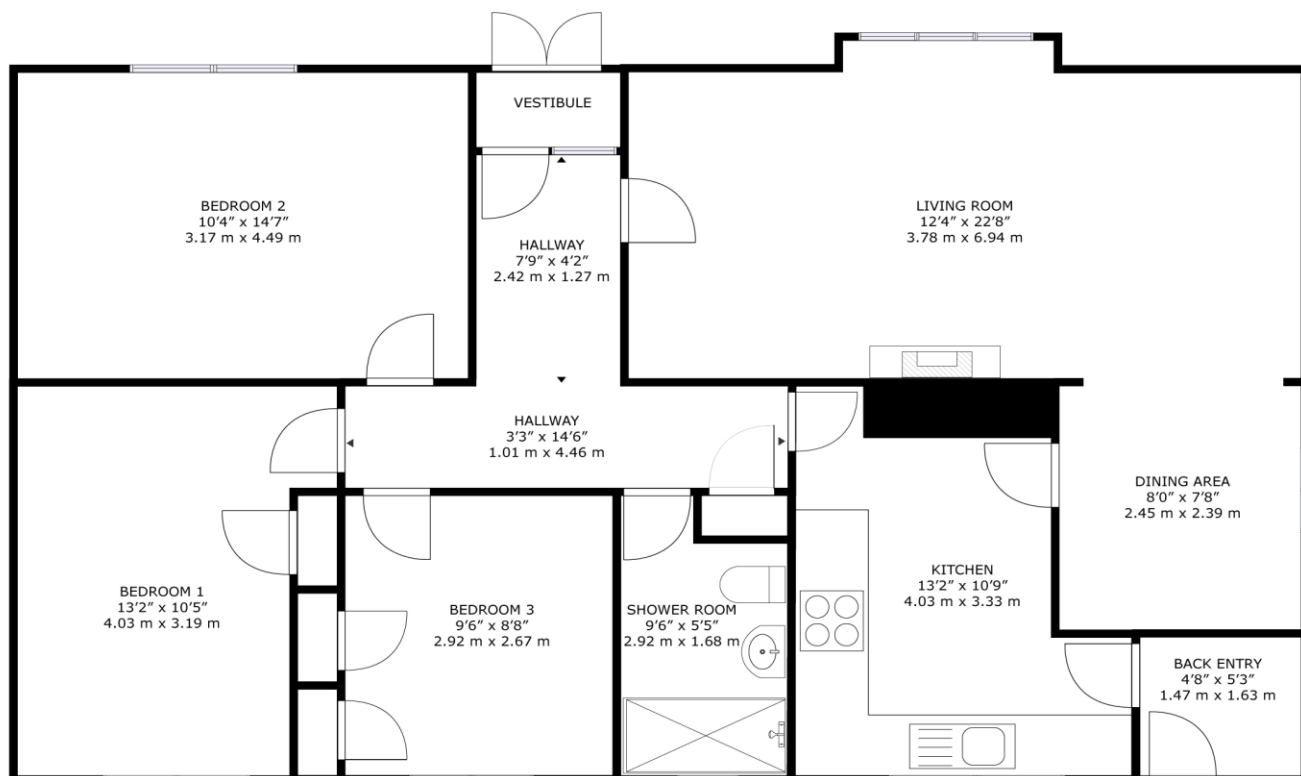
## VIEWINGS

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 D

COUNCIL TAX BAND D



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GROSS INTERNAL AREA  
TOTAL: 941 sq.ft, 87.4 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.