



3 Knockard Place Pitlochry | PH16 5JF

- RECEPTION ROOMS 1
- BEDROOMS 3
- BATHROOMS 2
- CONSERVATORY
- HOME OFFICE
- QUIET RESIDENTIAL AREA



OFFERS OVER
£275,000

3 KNOCKARD PLACE

Situated in a highly sought-after location, this three-bedroom detached bungalow offers an excellent opportunity for families or those seeking peaceful living with picturesque surroundings.

The bright living room enjoys open views towards Ben y Vrackie, creating a relaxing and scenic focal point for the home. The property features an original fitted kitchen, offering potential for modernisation to suit your style.

Accommodation includes three well-proportioned bedrooms, a family bathroom, and a separate shower room, providing flexibility for busy households.

A dedicated home office leads through to a delightful conservatory, ideal for working from home or enjoying the garden year-round.

Externally, the property benefits from a compact yet well-designed garden, featuring areas of lawn, patio space, drying area, raised beds, and a garden shed, perfect for outdoor enjoyment with manageable upkeep.

A large driveway provides ample off-street parking for multiple vehicles.

This is an excellent family home, ideally located within close proximity to local schooling and amenities, while enjoying a tranquil setting with stunning natural views.

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 continue onto West Moulin Road. Turn right at The Craigvrack Hotel into Knockard Road and immediately left into Knockard Place where you will find the property on your right.

FIXTURES & FITTINGS

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

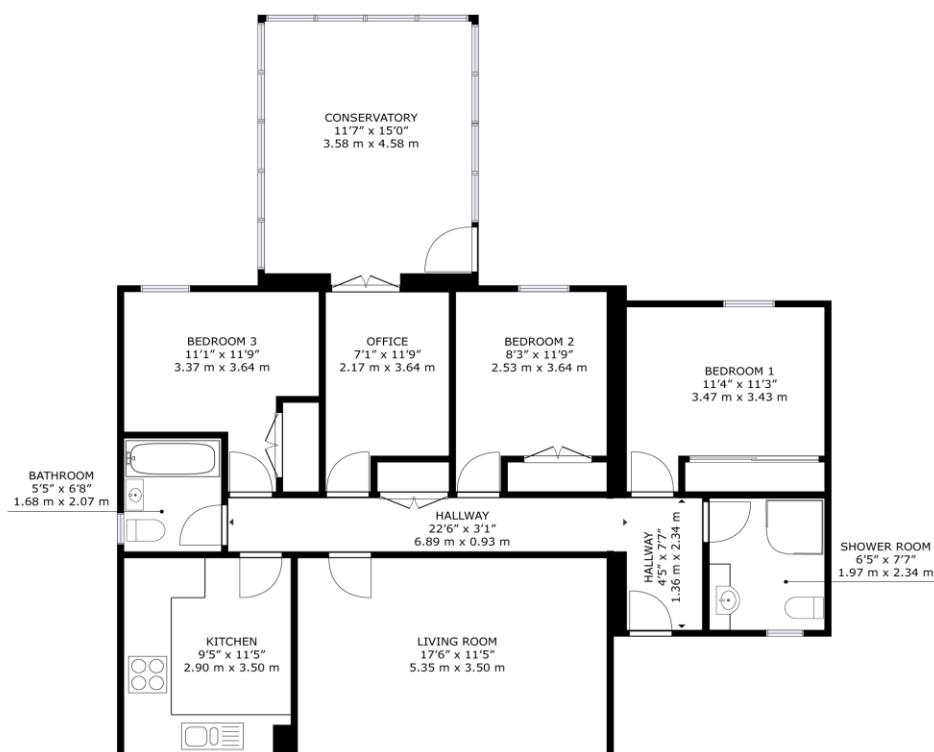
VIEWINGS

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

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EPC RATING C

COUNCIL TAX BAND E



3 Knockard Place, Pitlochry PH16 5JF

GROSS INTERNAL AREA
TOTAL: 1046 sq.ft, 97.2 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.