



## 28 Knockard Avenue Pitlochry | PH16 5JE

- RECEPTION ROOMS 1
- BEDROOMS 2
- BATHROOMS 1
- GARAGE/WORKSHOP & DRIVEWAY
- PRIVATE GARDEN
- QUIET RESIDENTIAL AREA



OFFERS OVER  
£180,000

## 28 KNOCKARD AVENUE

This well-presented ground floor two-bedroom apartment offers an excellent opportunity to acquire a comfortable and spacious home in the heart of Pitlochry, enjoying attractive views towards Ben Vrackie and only a short, safe walk away from the local school.

The accommodation comprises a welcoming living/dining room featuring an electric fire, creating a cosy focal point, a well-proportioned dining kitchen complete with a range of fitted units and included appliances. There are two double bedrooms, both benefiting from built-in wardrobes, and a bathroom fitted with an electric shower over the bath.

Externally, the property is complemented by a well-maintained gravel driveway providing off-street parking and leading to a substantial detached garage/workshop, equipped with light and power, ideal for storage, hobbies, or practical workspace use.

The property further benefits from a private garden area, predominantly laid to lawn with a pleasant seating space, perfect for enjoying the surrounding scenery. A shared front garden is maintained in conjunction with the upper apartment.

This attractive home combines the convenience of ground floor living with excellent outdoor space, an outdoor store cupboard and highly desirable garage facilities, making it ideally suited to a range of purchasers.

### 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, when you reach the junction at the top, turn right on to West Moulin Road. Continue uphill and turn right on to Knockard Road at the Craigvrack Hotel and left into Knockard Place. Take the next right into Knockard Avenue, continue to the end of the road where you will find the property on your left.

## FIXTURES & FITTINGS

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

Furniture available by separate negotiation.

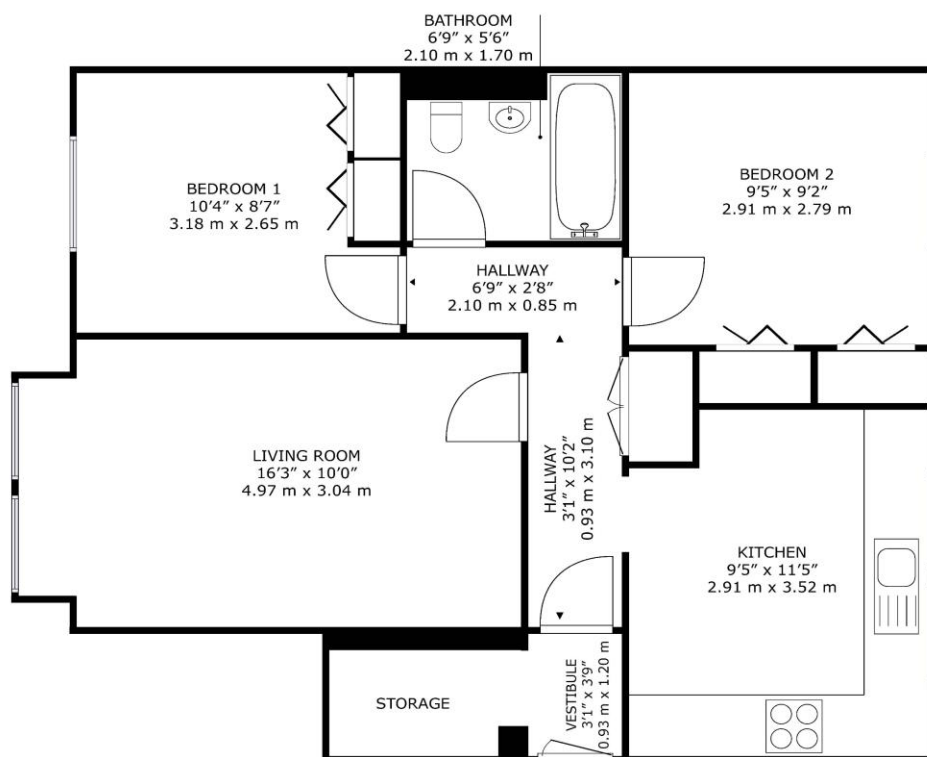
## VIEWINGS

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 C



28 Knockard Avenue, Pitlochry PH16 5JE

GROSS INTERNAL AREA  
TOTAL: 628 sq.ft, 58.3 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.