
2 Leslie Place, Pitlochry, PH16 5JD
Offers Over £235,000
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Buying with Next Home

2 Leslie Place, Pitlochry, PH16 5JD

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Next Home's Buying Guide



Next Home Open Days

About the Area

Pitlochry is a picturesque Highland town renowned for its stunning scenery, welcoming community, and vibrant tourist appeal. Surrounded by mountains, lochs, and forests, it offers endless opportunities for walking, cycling, fishing, and outdoor pursuits.

The town itself boasts a variety of independent shops, cafés, restaurants, and cultural attractions, including the famous Pitlochry Festival Theatre and two whisky distilleries. Excellent transport links include a mainline railway station with services to Inverness, Perth, and Edinburgh, making Pitlochry ideal for both residents and visitors.

A mix of traditional stone villas, cottages, and modern homes makes it a highly desirable place to live.









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Property Summary

This spacious and modern 2-bedroom semi-detached bungalow is located in a popular residential area of Pitlochry, offering flexible accommodation, generous gardens and lovely views towards the surrounding countryside.

The property offers a spacious hall with plenty of room for a large dining table and chairs, as well as additional furniture. From here, the accommodation flows into a bright and spacious lounge with a cosy wood-burning stove and sliding doors opening onto the garden, making the most of the countryside views. Both rooms benefit from solid oak flooring.

The stylish galley-style kitchen features Shaker-style units, wooden worktops and space for a table and chairs. This leads into an open-plan utility area, providing additional storage and worktop space.

There are 2 double bedrooms, with the principal bedroom enjoying the added benefit of a separate dressing room. Originally two individual rooms, the current owners have adapted the layout to create a generous bedroom and dressing area. A family bathroom and separate shower room complete the accommodation.

Externally, the property sits within lovely private garden grounds. To the front, there is a lawn and patio area with beautiful views towards the surrounding countryside, offering a peaceful spot to sit and relax. The rear garden provides further lawn and patio space, ideal for enjoying the outdoors.

To the rear, there is generous off-street parking and a double garage with an attached gym, offering fantastic additional space for a variety of uses.





Key property features

- Great views
- Oak flooring in lounge and dining hall
- Bathroom & Shower room
- Double garage
- Woodburning stove
- Principal bedroom with dressing area
- Private gardens
- Gas central heating
- Utility room

























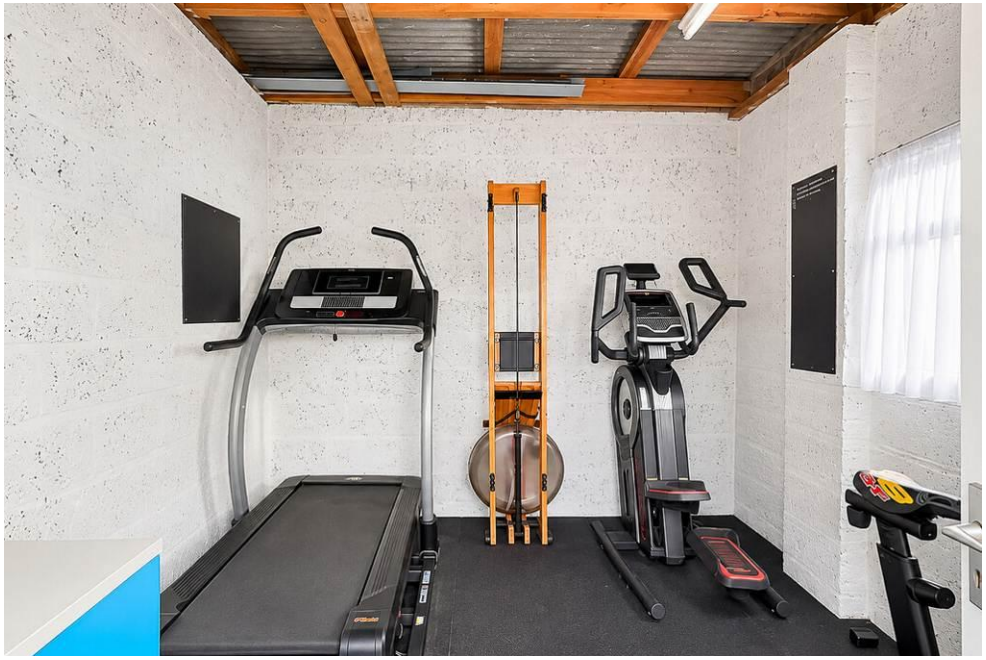






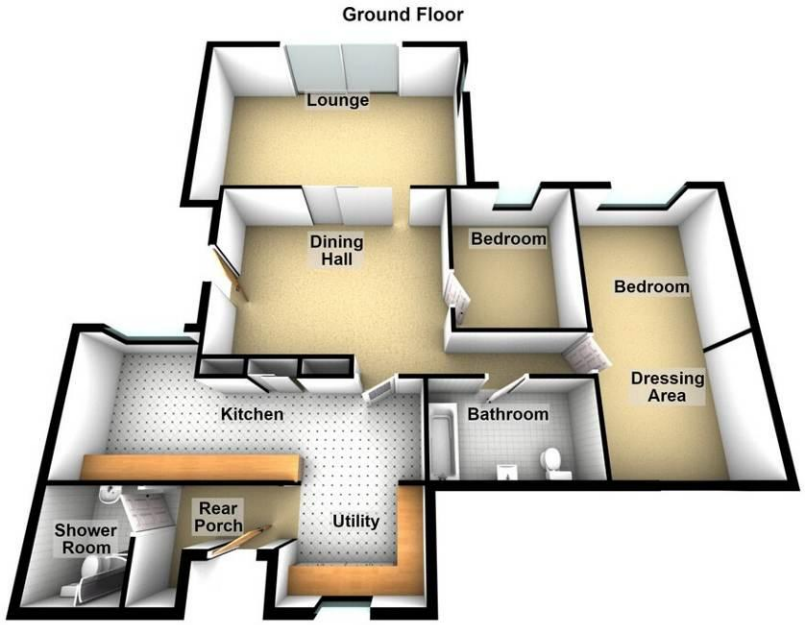







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Floorplans


Ground Floor
Lounge
Dining Hall
Bedroom
Bedroom
Dressing Area
Kitchen
Bathroom
Shower Room
Rear Porch
Utility

Property Room Sizes

DINING HALL
15' 1" x 14' 5" (4.6m x 4.4m)
LOUNGE
19' 8" x 14' 9" (6m x 4.5m)
KITCHEN
21' 7" x 9' 6" (6.6m x 2.9m)
UTILITY ROOM
8' 6" x 6' 6" (2.6m x 2m)
BEDROOM
13' 5" x 11' (4.09m x 3.35m)
DRESSING AREA
11' 1" x 9' 8" (3.38m x 2.95m)

BEDROOM
11' 4" x 8' 8" (3.45m x 2.64m)
BATHROOM
8' 10" x 6' 3" (2.69m x 1.91m)
SHOWER ROOM
5' 10" x 5' 10" (1.8m x 1.8m)

PLEASE NOTE: These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract intending, purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property. All room sizes are approximate and for general guidance only. They cannot be relied upon for fitting carpets, furniture etc.

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