



2 Lettoch Terrace Pitlochry | PH16 5BA

- RECEPTION ROOMS 2
- BEDROOMS 3
- BATHROOMS 2
- LARGE DRIVEWAY
- ENCLOSED GARDEN
- SEPARATE GARAGE



FIXED PRICE
£300,000

2 LETTOCH TERRACE

This deceptively spacious and versatile three-bedroom semi-detached home offers flexible accommodation to suit a variety of lifestyles.

The property currently comprises two bedrooms on the first floor and one on the ground floor, with the added benefit of a second reception room that could easily be used as a fourth bedroom, making it ideal for growing families, multi-generational living, or those working from home.

A particular advantage is the separate external entrance serving the ground-floor bedroom and shower room, offering excellent potential for use as guest accommodation or, subject to any necessary consents, a bed and breakfast or self-contained annexe.

The well-appointed kitchen overlooks the attractive rear garden, while the spacious open-plan living and dining room, complete with patio doors opening onto the garden, provides a bright and welcoming space for both everyday living and entertaining.

Upstairs, there is a family bathroom, complemented by a convenient ground-floor shower room.

The property also benefits from gas central heating, excellent storage throughout, and useful loft access via cupboard doors.



2 LETTOCH TERRACE

Outside, the delightful rear garden is a particular feature of the home. A generous patio seating area leads down to a well-maintained lawn, with mature trees creating a wonderful sense of privacy. A greenhouse and garden shed provide additional storage and are perfect for keen gardeners.

To the front, a paved driveway and gravel area offers ample off-road parking for several vehicles, while a separate garage, located in a nearby block, provides further parking or storage.

Situated in a highly sought-after location, the property is within easy reach of a wide range of local amenities, making it an excellent choice for those seeking both convenience and a peaceful setting.

Offering spacious, adaptable accommodation inside and attractive outdoor space, this is a home that will appeal to a broad range of buyers.

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 north along Atholl Road and at the traffic lights turn right onto West Moulin Road. Follow the road up, passing the bowling green on your right and take the next left into Lettoch Terrace. You will find the property on your right.

FIXTURES & FITTINGS

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

All kitchen appliances included in the sale.

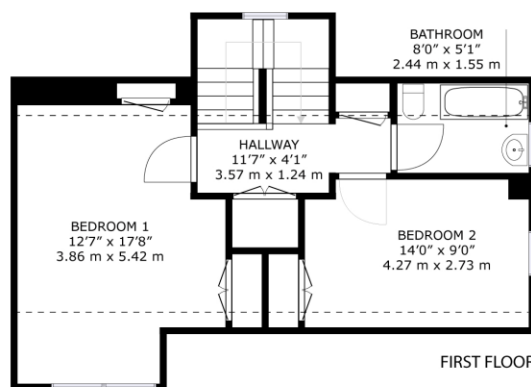
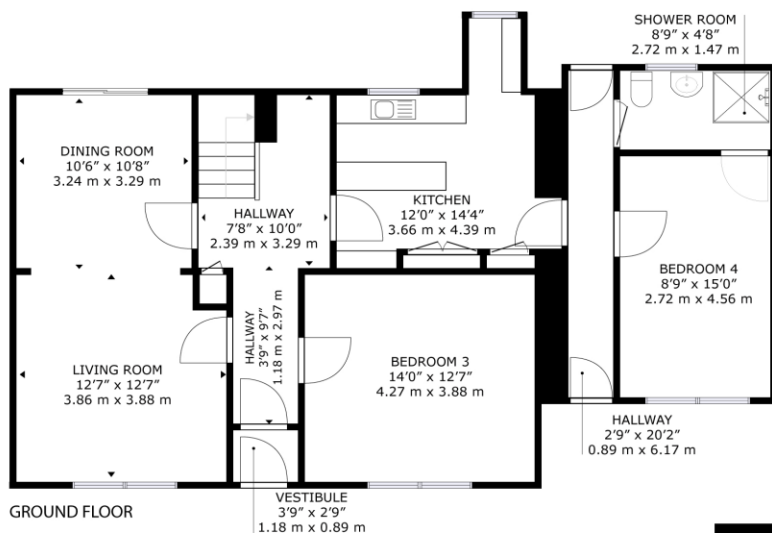
VIEWINGS

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

01796 472606 | property@jandhmitchell.com | www.jandhmitchellproperty.co.uk

EPC RATING D

COUNCIL TAX BAND E



2 Lettoch Terrace, Pitlochry PH16 5BA

GROSS INTERNAL AREA
GROUND FLOOR : 1122 sq. ft, 104.2 m², FIRST FLOOR : 541 sq. ft, 50.3 m²
TOTAL: 1663 sq. ft, 154.5 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.