



29 KNOCKARD AVENUE
PITLOCHRY PH16 5JE



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This deceptively spacious two bedroom ground floor apartment is situated within a desirable residential area in the popular Perthshire town of Pitlochry.

Knockard Avenue is a peaceful residential area within easy reach of Pitlochry town centre, making this an ideally situated property for a range of different buyers.

Pitlochry is set in the heart of the beautiful Perthshire countryside and is served by a wide range of local facilities and amenities including shopping, banking, professional offices, doctors surgery and community hospital. The town remains a popular holiday destination with attractions including the fish ladder, Festival Theatre and the nearby Blair Castle. A wide range of outdoor leisure facilities are available in and around the area including walking, golfing, horse riding and fishing. There is a mainline railway station and the town is bypassed by the A9 trunk route providing quick access to the North and South. The nearest City of Perth lies approximately 27 miles to the South.

The property offers well proportioned accommodation formed over one level and comprises; entrance vestibule, welcoming reception hallway, L-shaped open plan lounge and dining area, galley style kitchen, two generous double bedrooms and a well appointed bathroom. There is double glazing and electric storage heating throughout. The property also benefits from having a single garage and parking space to the front. To the rear of the property there is an area of garden ground which includes a paved patio area.

AT A GLANCE

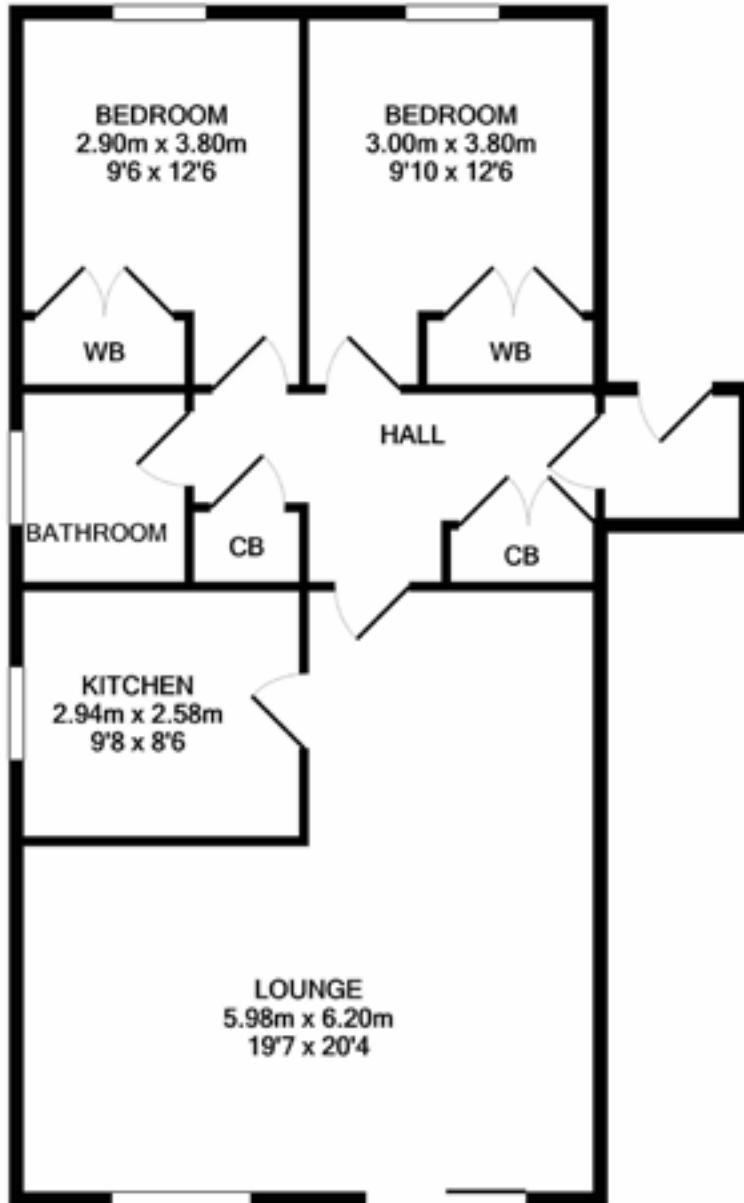
- Two bedroom ground floor apartment
- L - shaped open lounge and dining area
- Galley style kitchen
- Well appointed bathroom

THE FINER DETAIL

- Double glazing
- Electric storage heating
- Single garage
- EPC Band D







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Approx gross internal area 796 sqft | 74 sqm
Property reference XG1666

Whilst this brochure has been prepared with care, it is not a report on the condition of the property. Its terms are not warranted and do not constitute an offer to sell. All area and room measurements are approximate only. Floorplans are for illustration only and may not be to scale. All measurements are taken from longest and widest points.

Find out more contact Clyde Property Perth: 26 George Street, Perth PH1 5JR. T: 01738 507070 F: 01738 629439 E: perth@clydeproperty.co.uk

