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Stronvaar, Culc Brae, Pitlochry, Perth and Kinross, PH16 5QS

Tastefully Presented, Three-Bedroom, Extended Bungalow with Gardens & Driveway

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Property Description

Tastefully presented and spacious, three-bedroom, extended bungalow, with gardens and a driveway. Set on a generous plot, with an idyllic, secluded hillside position, in the historic and sought-after town of Pitlochry, Perthshire.

Comprises of halls, a living room, a sunroom, a kitchen, a utility cupboard, three double bedrooms, a shower room and a bathroom.

An exceptional opportunity, offering a flexible family residence, or holiday home located in a desirable entry point for the Highlands, Cairngorms, and the Trossachs National Park.

Highlights include a quality kitchen with real-wood worktops, modern bathrooms, and contemporary and traditional wood flooring. In addition, there are two wood-burning stoves, dual-aspect rooms, double glazing, gas central heating, and good storage including a loft.

Externally, this generous plot benefits from a multi-vehicle driveway, four sizable sheds, lawns, a patio, planting beds, and a range of established shrubbery and trees.

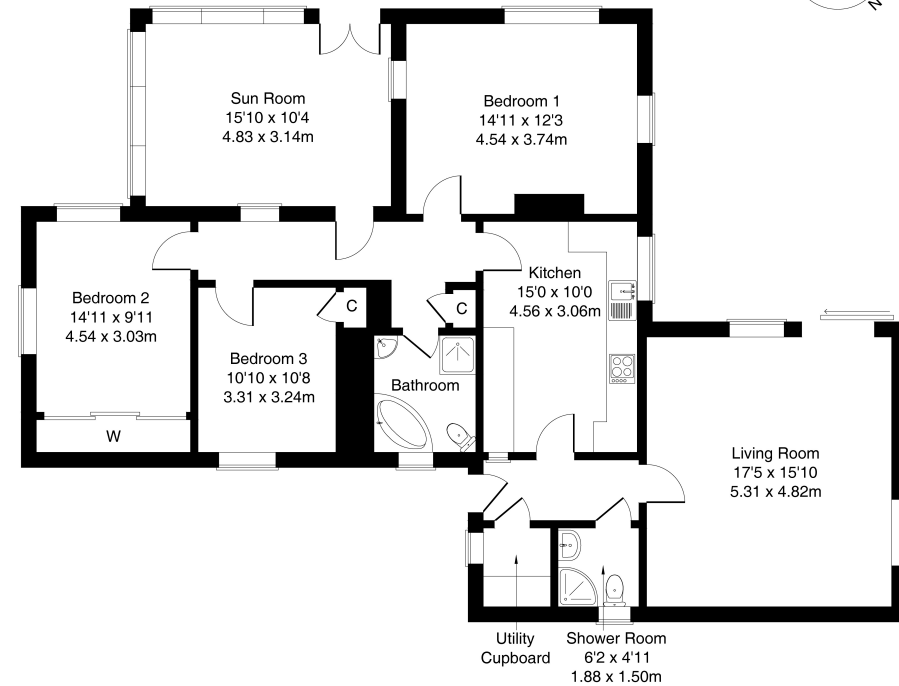
A welcoming sunroom, filled with natural light from a southerly-facing aspect, affords access to the main hall and features ample space for a lounge or dining area, slate-tiled flooring and impressive countryside views. Set internally off the main hall, with a side aspect window, a stylish kitchen is fitted with modern units, real-wood worktops, a sink with drainer, splashbacks and a breakfast bar; with appliances including an integrated hob, an eye-level double oven, a dishwasher and a freestanding fridge/freezer. Set off the kitchen, with a door leading to the garden, a rear hall affords access to a utility room housing the washing machine; a tastefully finished shower room suite; and a spacious living room, with wood effect flooring, spotlighting, sliding patio doors and a wood-burning stove.

Three double bedrooms are set off the main hall, with bedroom one featuring a dual-aspect, light neutral decor, plain coving, wood effect flooring, a press with shelves and a wood-burning stove. Two further well-finished bedrooms feature carpeted flooring and ample space for freestanding furniture. Completing the accommodation, the bathroom is fitted with a four-piece suite, including a shower cubicle with an electric unit and a corner bath.



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Approximate Gross Internal Area: (1367 sq ft - 127 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Lying on the River Tummel, the historic Perthshire town of Pitlochry is surrounded by impressive scenery and woodland trails, an ideal location for those who love the outdoors and a peaceful setting. Located south of the spectacular Cairngorms National Park and around 27 miles north of Perth, the town offers an array of local amenities including various pubs and bars, restaurants and cafes, a Co-op, a chemist and a post office, with local schooling available at primary and secondary levels. A popular destination for day trippers and staycations, it offers a wealth of history and outdoor

recreational opportunities with walking, fishing, golf and hillwalking, all available at your doorstep, as well as snow sports available at Glenshee. With the A9 easily accessible for further onward travel, the neighbouring towns of Aberfeldy, Dunkeld, Blair Atholl, Kenmore on Loch Tay and Kinloch Rannoch are all within close proximity, as well as being well-positioned for travel to the Trossachs National Park and the Highlands. Pitlochry railway station is located in the vibrant town centre, providing direct trains to Edinburgh, Glasgow, Inverness and more.





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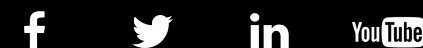
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