

Simple Approach



**35 Braeside Road, Pitlochry  
Perthshire PH9 0NQ**

**Offers over £228,950**

This end-terraced home on Braeside Road, Ballinluig offers a fantastic opportunity for buyers looking to create a home tailored to their own taste and style. While the property would benefit from a degree of modernisation throughout, it boasts generous accommodation and excellent potential, making it an ideal purchase for first-time buyers, investors, or those seeking a project.

The accommodation is well laid out and includes a comfortable lounge, a kitchen, and a family bathroom. There are three well-proportioned bedrooms, with the added benefit of a master bedroom featuring its own ensuite shower room, offering both convenience and privacy.

Externally, the property continues to impress with a private rear garden, perfect for outdoor relaxation or entertaining. There is also a private driveway providing off-street parking, along with a double garage, offering excellent storage or workshop space.

Further benefits include oil-fired central heating and double glazing throughout.

Situated in an excellent location within Ballinluig, the property enjoys a peaceful setting while remaining within easy reach of nearby Pitlochry and local amenities, as well as transport links. Early viewing is highly recommended to fully appreciate the potential this home has to offer.

### Lounge

10'7" x 18'11" (3.23 x 5.77)

### Kitchen

19'9" x 10'9" (6.03 x 3.28)

### Family Bathroom

9'2" x 7'4" (2.81 x 2.25)

### Master Bedroom

11'11" x 14'10" (3.65 x 4.54)

### En-suite Shower Room

13'6" x 4'2" (4.12 x 1.28)

### Bedroom Two

9'10" x 14'3" (3.01 x 4.36)

### Bedroom Three

8'11" x 14'9" (2.74 x 4.51)

### Garage

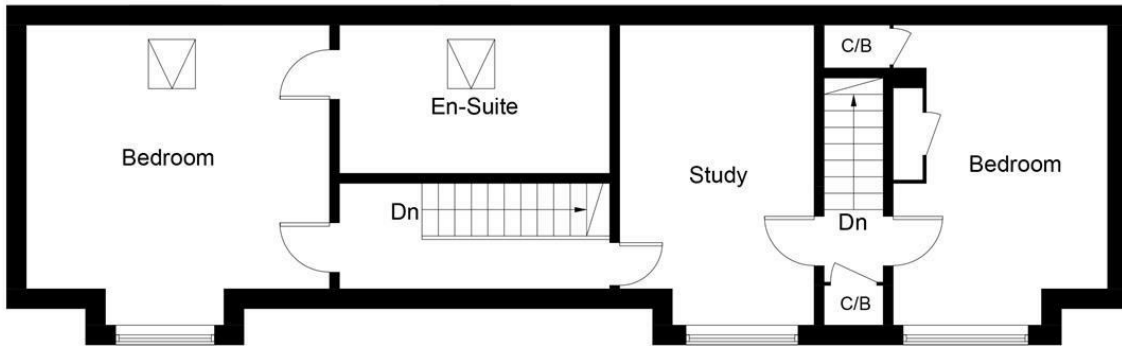
20'11" x 19'10" (6.40 x 6.07)





- End-Terraced House
- Double Garage & Private Driveway
- Three Bedrooms
- Oil Fired Central Heating & Double Glazing
- Spacious Accommodation
- Highly Sought After Location



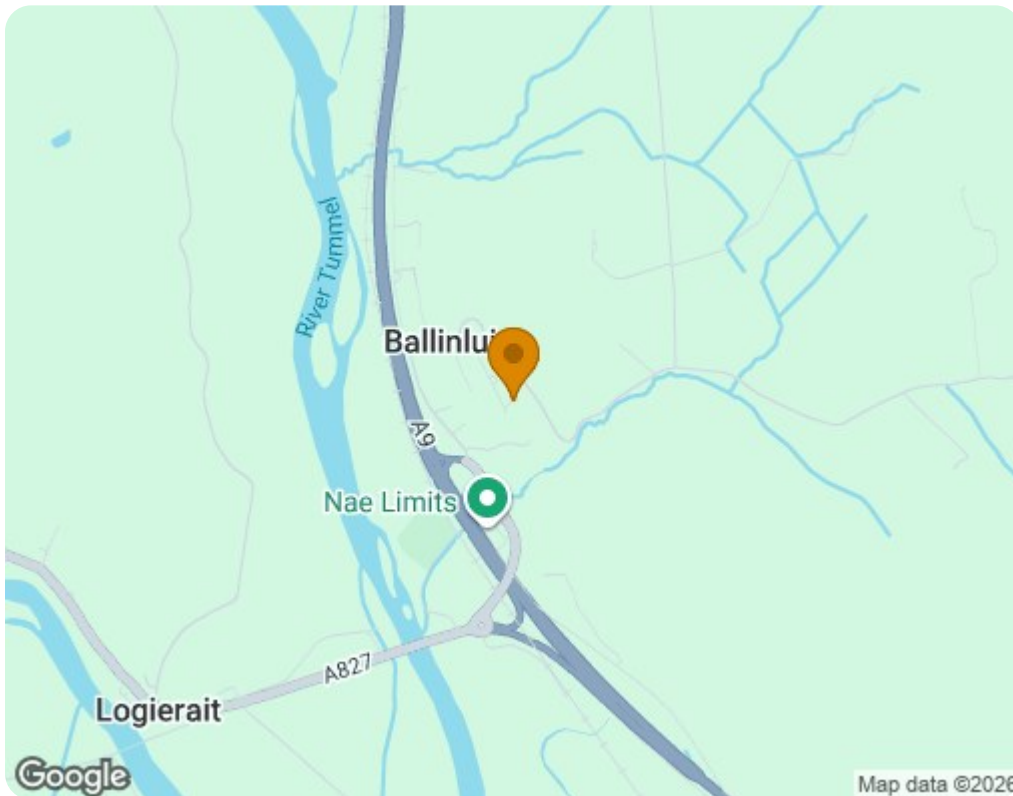


First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1298370)



| Energy Efficiency Rating  |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) <b>A</b>  |         |           |
| (81-91) <b>B</b>  |         |           |
| (69-80) <b>C</b>  |         |           |
| (55-68) <b>D</b>  |         |           |
| (39-54) <b>E</b>  | 54      | 66        |
| (21-38) <b>F</b>  |         |           |
| (1-20) <b>G</b>   |         |           |
| Not energy efficient - higher running costs                     |         |           |
| Scotland EU Directive 2002/91/EC                                |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|   | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>  |         |           |
| (81-91) <b>B</b>  |         |           |
| (69-80) <b>C</b>  |         |           |
| (55-68) <b>D</b>  |         |           |
| (39-54) <b>E</b>  | 52      | 62        |
| (21-38) <b>F</b>  |         |           |
| (1-20) <b>G</b>   |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| Scotland EU Directive 2002/91/EC                                |         |           |