



5 Broom Hill, Pitlochry, PH9 0PN

Offers Over £235,000



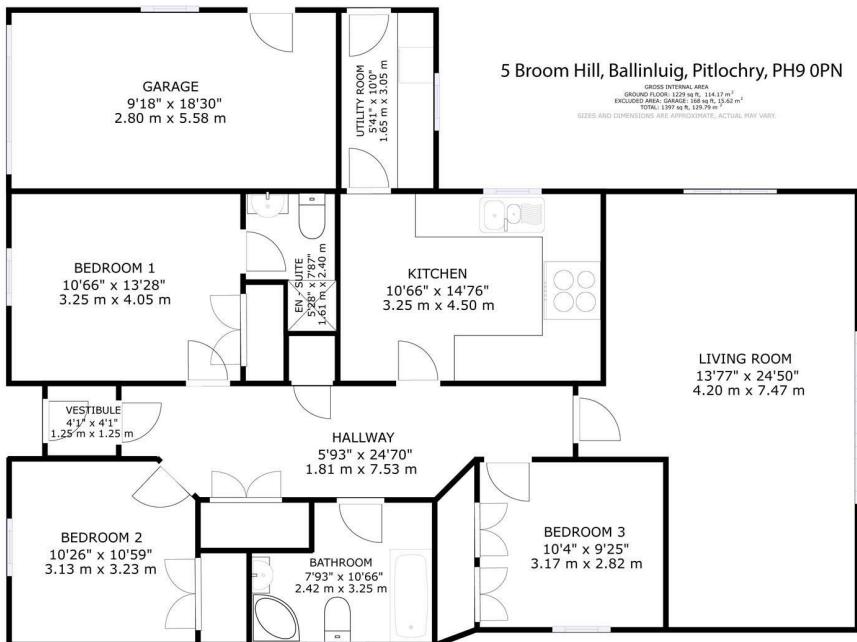
Surrounded by some of Scotland's most beautiful scenery, local amenities can be found in nearby Aberfeldy, such as a doctor's surgery, Breadalbane Academy campus, various sport and leisure facilities along with shops, bars and restaurants and the popular Watermill Bookshop & Cafe. Pitlochry, located 5 miles away provides a good range of general shops and services including a minor injuries unit/hospital. Pitlochry is a renowned tourist centre offering many attractions and activities. There is excellent access to the A9, the city of Perth can be reached in approximately 30 minutes by car. Perth offers a wide variety of amenities including shopping facilities, hospital, bus, and train stations.

- 3 Bedrooms
- Attractive Views
- Double Glazing
- Large Driveway
- Large Garden Grounds
- Oil Fired Heating

The accommodation is bright and spacious throughout, comprising; GROUND FLOOR: Entrance hall, spacious lounge/dining room, kitchen, utility room, bedroom 1 with ensuite shower room, two further bedrooms and bathroom.

Heating is provided via Oil Heating and the property is Double Glazed throughout.

Externally, extensive, well maintained garden ground surrounds the property boasting lovely views of the area. A gravel surfaced driveway offering parking for multiple vehicles. The property further benefits from a integral garage.



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GROSS INTERNAL AREA
GROSS INTERNAL AREA: 100 m² (1,077 ft²)
EXCLUDED AREA: GARAGE: 16.0 m² (173 ft²)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating	
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	76
(69-80) C	
(55-68) D	63
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Scotland EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	68
(69-80) C	
(55-68) D	54
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
Scotland EU Directive 2002/91/EC	



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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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