

45 Finlay Terrace

PITLOCHRY, PERTSHIRE, PH16 5EU



*TWO-BEDROOM
SEMI-DETACHED VILLA*



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McEwan Fraser Legal is delighted to offer part exchange on this home. Nestled in the desirable Highland Perthshire landscape, this two-bedroom semi-detached villa offers a captivating blend of comfort and stunning surroundings. With its remarkable garden and awe-inspiring views over craggy hills and mountains, this home stands as a testament to the allure of country living.

Step into the dual-aspect lounge, where space seamlessly merges with functionality. Ample room for both lounging and dining is gracefully complemented by soft furnishings, creating an atmosphere of ease and relaxation. The patio doors extend an open invitation to the garden, blurring the line between indoor and outdoor living.

The Property





The dining kitchen is a focal point of culinary inspiration, marrying practicality with style. Generously sized, it accommodates a small breakfast table, perfectly poised to catch the morning light. Adorned in a modern country kitchen style, the well-stocked units not only offer ample storage but also resonate with timeless charm.





Ascending to the upper floor, two double bedrooms beckon with a promise of comfort. The family shower room is a testament to both practicality and aesthetics, boasting built-in vanity storage and a generously sized walk-in shower that elevates your bathing experience.





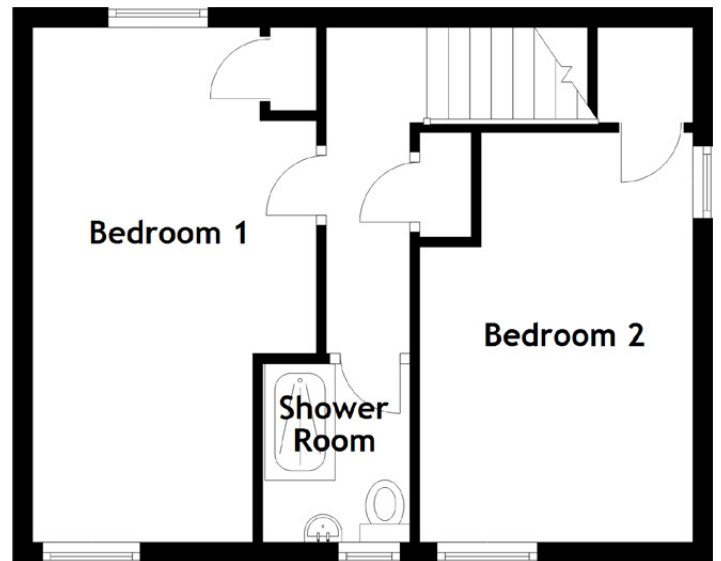
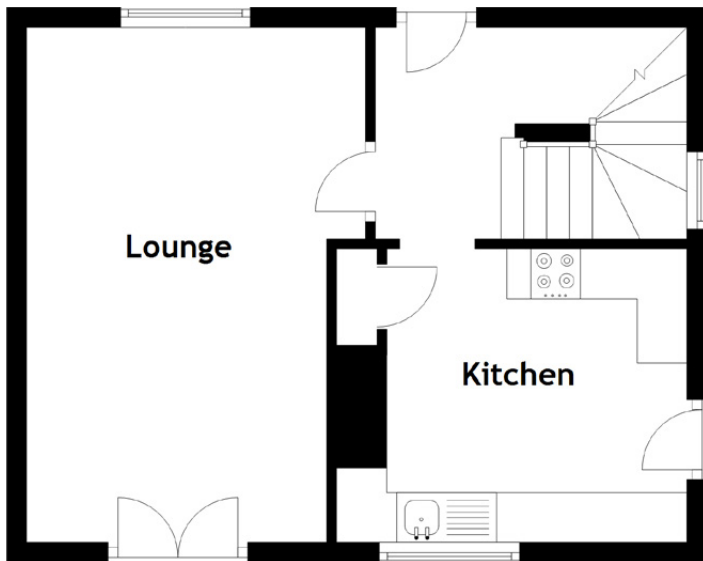
Bedroom 2







PROPERTY VIEW



Approximate Dimensions
(Taken from the widest point)

Lounge	5.16m (16'11") x 3.39m (11'2")
Kitchen	3.51m (11'6") x 2.94m (9'8")
Bedroom 1	5.16m (16'11") x 3.04m (10')
Bedroom 2	4.11m (13'6") x 2.74m (9')

Shower Room	1.79m (5'11") x 1.48m (4'10")
Gross internal floor area (m ²): 76m ²	
EPC Rating: D	

Floor Plan

This home stands as a testament to meticulous maintenance, exuding a warm, and comfortable vibe, that instantly makes you feel at ease. It's not just a house; it's a haven that invites you to embrace Highland Perthshire's tranquil, and natural beauty.

In summary, this two-bedroom semi-detached villa is a harmonious blend of elegance and the great outdoors. With its stunning views, spacious interiors, and impeccable upkeep, this property speaks to those seeking a life where comfort and nature intertwine. Contact us today to explore the potential of making this remarkable home your own.

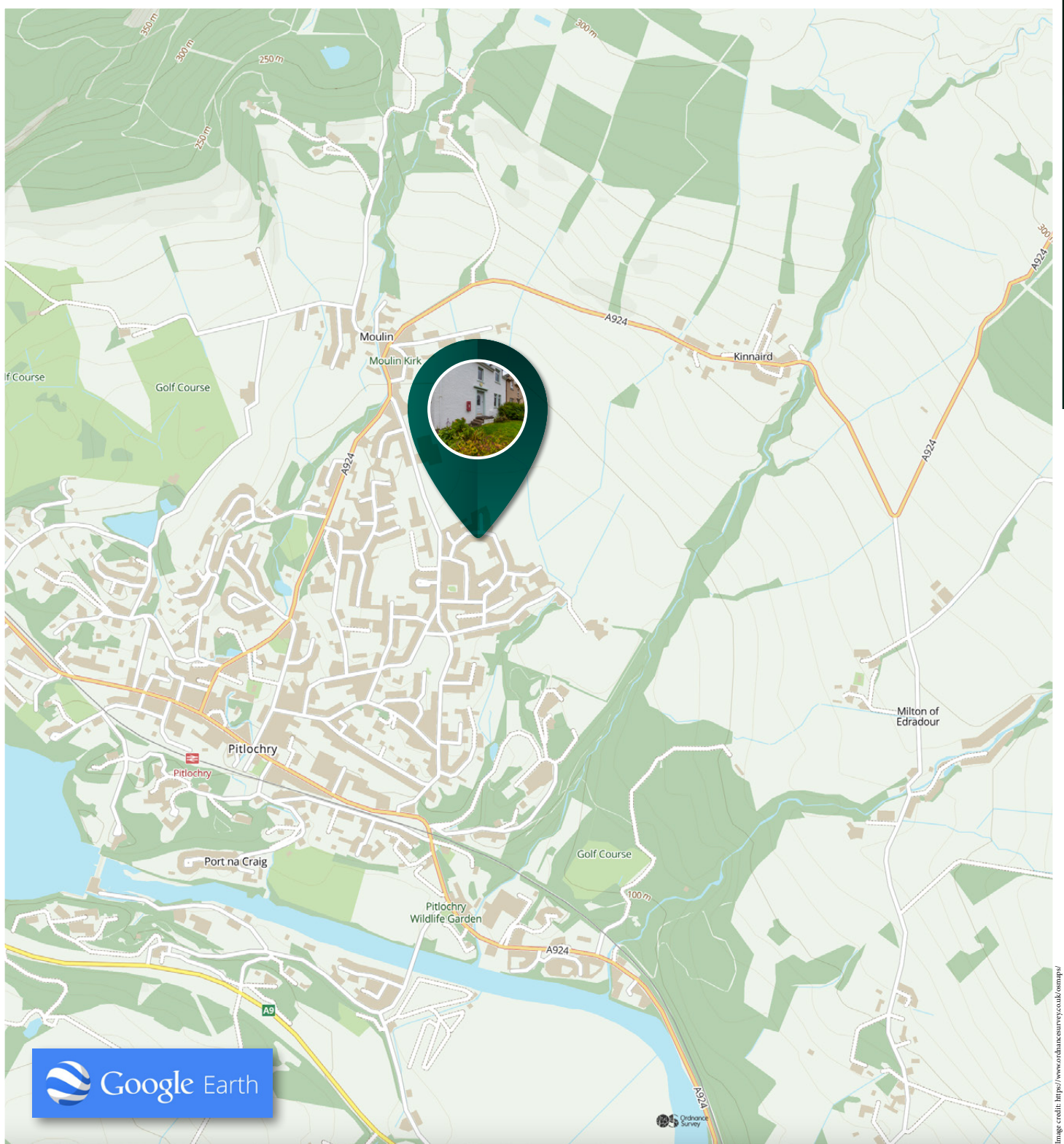




Pitlochry is the largest town in Highland Perthshire with a long-established reputation as a tourist destination built up from the time of the railway arriving 150 years ago. Located circa 30 minutes north of Perth, close to the Cairngorms National Park, Pitlochry is considered the gateway to the Highlands and has many attractions for tourists and locals alike including a world-renowned Salmon Ladder, the smallest traditional distillery in Scotland “Edradour” and a superb Festival Theater.

Pitlochry is set in spectacular scenery and is ideally located for touring Highland, Perthshire or further afield with Edinburgh 75 minutes to the south, St Andrews 90 minutes to the south-east, Loch Ness 95 minutes to the north and Braemar and Royal Deeside 90 minutes to the northeast. Whether you are a walker, cyclist, golfer, skier or climber you will find plenty of opportunities to enjoy outdoor pursuits in and around the area.

With all of the local amenities, you would expect from a town of this size including cosy local pubs, restaurants, hotels, a railway station, petrol station, co-operative supermarket, regular farmers market, schooling for all ages and a medical centre, Pitlochry has a close community feeling.



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**THE SUNDAY TIMES
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