

14 Kennedy Place

PITLOCHRY, PH16 5HB



*Spacious and thoughtfully designed first-floor flat,
nestled in the highly desirable town of Pitlochry*



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Welcome to a spacious and thoughtfully designed first-floor flat, nestled in the highly desirable town of Pitlochry. This residence offers a perfect blend of comfort, style, and potential, presenting an opportunity to tailor a home to your taste.

THE LOUNGE



Step into the spacious lounge, bathed in natural light from the picture window, where quality flooring underfoot enhances the inviting ambience. This living space provides the perfect canvas for relaxation and entertainment.

THE KITCHEN



The kitchen, although requiring remodelling, boasts ample size, providing flexibility for customisation. With enough space for a dining table and chairs, envision a culinary haven that aligns with your lifestyle and preferences.

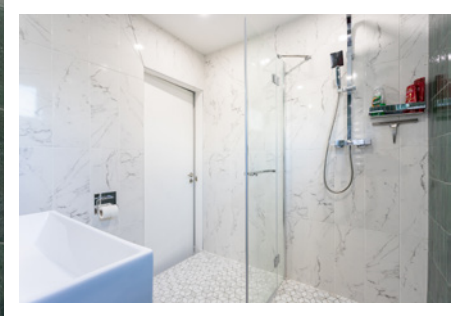




Discover two double bedrooms, each offering comfort and tranquillity. The principal bedroom adds an extra touch of luxury with its walk-in wardrobe, ensuring your belongings have a designated home. Plentiful storage solutions throughout the flat further contribute to the practicality of daily living.

The showstopper of this residence is the tiled wetroom—a modern and high-quality addition that elevates the property's appeal. This spacious shower room is a testament to both functionality and contemporary design, providing a touch of luxury to your daily routine.

THE WET ROOM



BEDROOM 1



BEDROOM 2



The absence of an onward chain streamlines the transition to your new home, offering convenience and flexibility. Ample parking adds to the practicality, ensuring a hassle-free experience for both residents and guests.

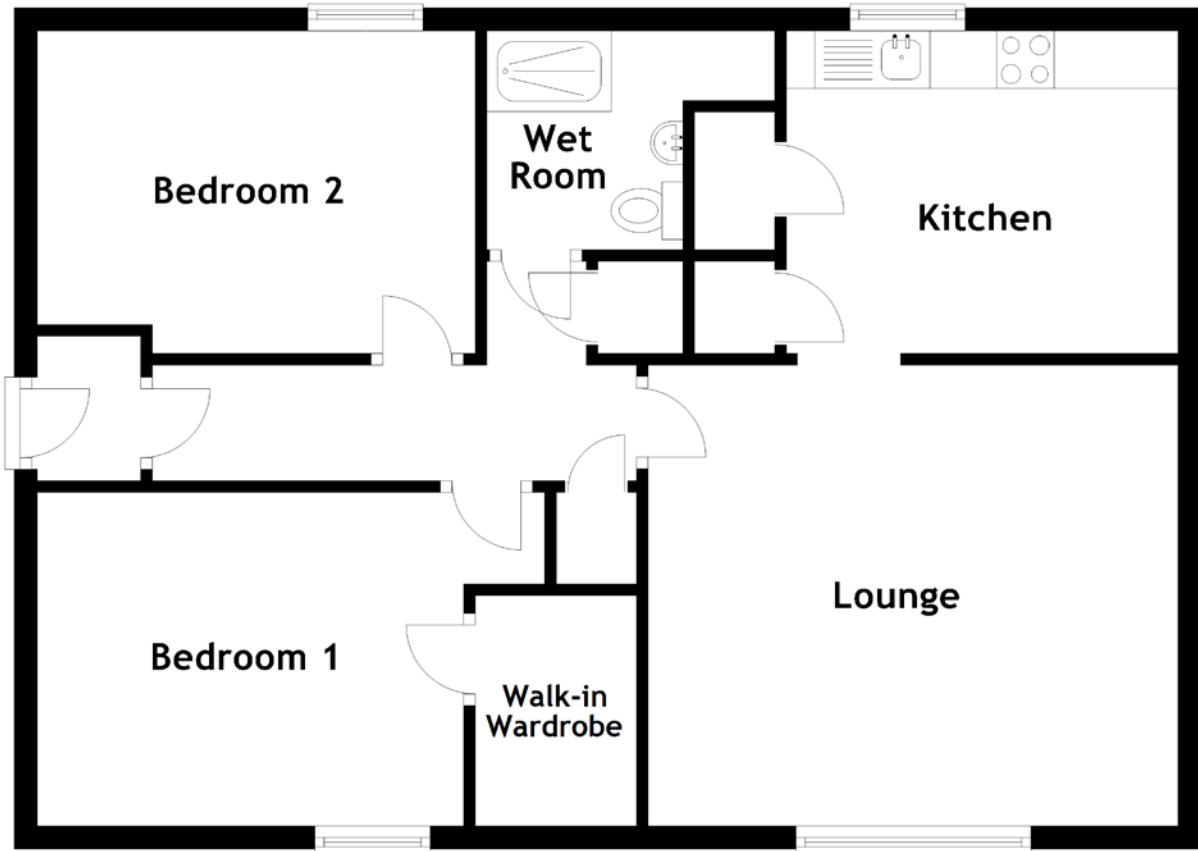
In the heart of the highly desirable town of Pitlochry, this first-floor flat is not just a residence; it's an invitation to create a home that reflects your style and aspirations. With its spacious layout, quality finishes, and modern amenities, this property promises a lifestyle of comfort and convenience.

Seize the opportunity to make this desirable flat yours. Contact us today to arrange a viewing and step into a home where the potential for customisation meets the charm of Pitlochry living.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

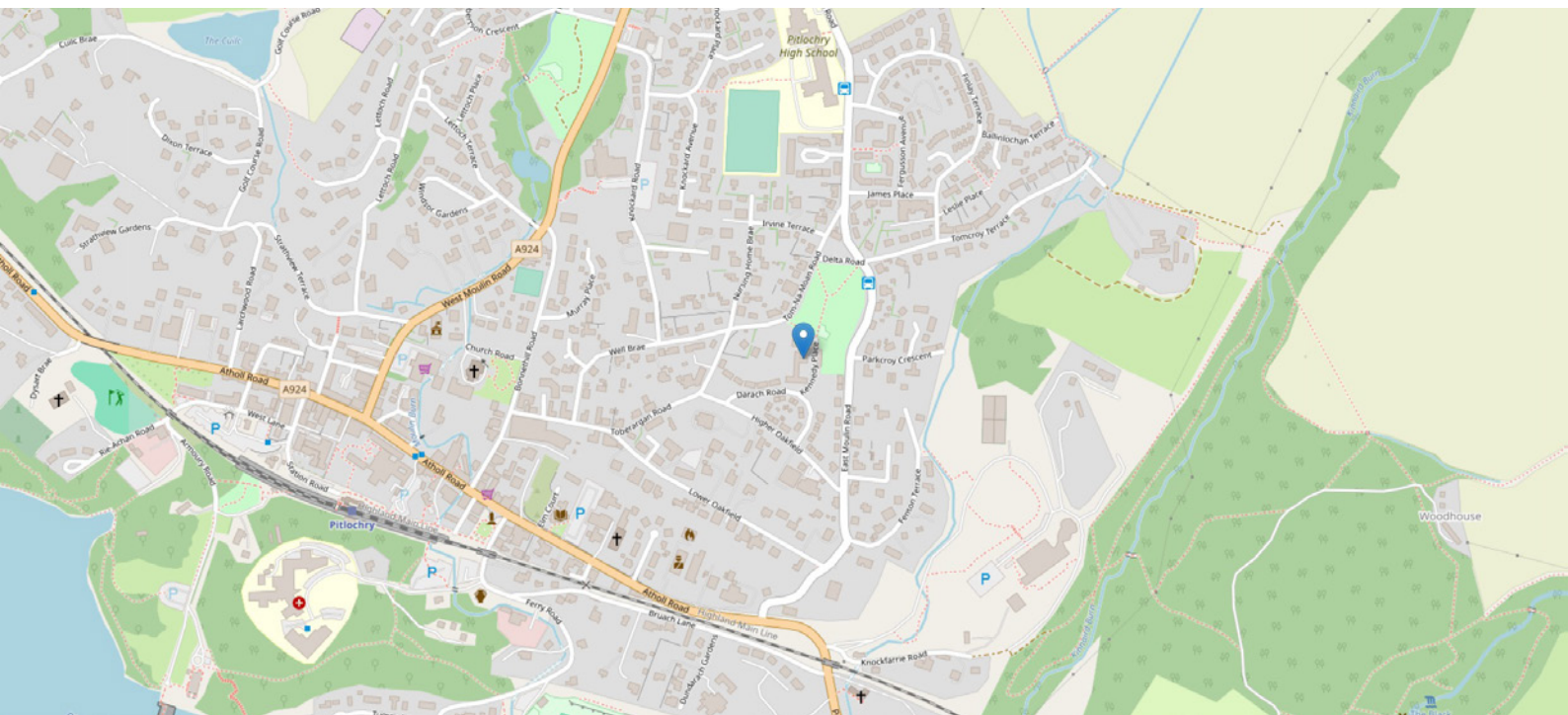


Approximate Dimensions
(Taken from the widest point)

Lounge 4.60m (15'1") x 4.00m (13'1")
 Kitchen 3.40m (11'2") x 2.80m (9'2")
 Wet Room 2.50m (8'2") x 1.90m (6'3")

Bedroom 1 4.40m (14'5") x 2.90m (9'6")
 Walk-in Wardrobe 2.00m (6'7") x 1.40m (4'7")
 Bedroom 2 3.80m (12'6") x 2.80m (9'2")

Gross internal floor area (m²): 71m²
 EPC Rating: C



THE LOCATION

Nestled amid the picturesque landscapes of Highland Perthshire, Pitlochry stands as a jewel in the heart of Scotland. Renowned for its timeless charm and natural beauty, this historic town offers an enchanting blend of tradition and contemporary allure. Surrounded by the stunning scenery of the Scottish Highlands, Pitlochry invites residents and visitors to explore the great outdoors. From the verdant woodlands of Faskally Forest to the majestic vistas of Ben Vrackie, the town serves as a gateway to a myriad of hiking trails, offering a haven for nature enthusiasts.





Pitlochry's quaint streets are adorned with charming boutiques, galleries, and traditional Scottish pubs. The town's rich cultural heritage is celebrated in venues like the Pitlochry Festival Theatre, where world-class performances unfold against the backdrop of Highland splendour. Nestled along the banks of the River Tummel, Pitlochry exudes a peaceful ambience, further complemented by the iconic Pitlochry Dam and Fish Ladder. The town's sense of community is evident in local events, such as the Highland Games and the Enchanted Forest, drawing residents and visitors together in celebration.

Known for its hospitality, Pitlochry offers a range of dining experiences, from cosy tearooms to elegant restaurants, each serving up a taste of local flavours. With easy access to the renowned whisky distilleries of the region, enthusiasts can indulge in the spirit of Highland craftsmanship. Pitlochry's strategic location provides convenient access to nearby attractions, including Blair Castle, Queen's View, and the historic town of Dunkeld. The town's railway station connects residents to larger cities, offering both tranquillity and connectivity.

In Pitlochry, every street resonates with history, and every hillside offers a panoramic view. Whether drawn to outdoor adventures, cultural delights, or simply the warmth of a tight-knit community, Pitlochry beckons with the promise of a uniquely Scottish experience. It's a town where tradition meets modernity, creating a tapestry of life that captures the heart and soul of Highland living.



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