



**McEwan Fraser Legal**

Solicitors & Estate Agents

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In the heart of the picturesque Perthshire countryside, Pitlochry is a charming and vibrant town that exudes both natural beauty and cultural appeal. With its stunning landscapes, rich heritage, and array of amenities, Pitlochry offers an inviting and idyllic setting for prospective homebuyers.

Surrounded by the majestic hills of Highland Perthshire, Pitlochry boasts breathtaking views and easy access to outdoor adventures. The town is known for its close proximity to the Cairngorms National Park, providing endless opportunities for hiking, cycling, and exploring the great outdoors. The River Tummel meanders through the landscape, offering opportunities for fishing and watersports. Pitlochry's historic and cultural charm is evident in its Victorian architecture, quaint streets, and welcoming community. The town is renowned for its vibrant arts scene, including the prestigious Pitlochry Festival Theatre, which offers a variety of performances and events throughout the year. The local galleries, shops, and cafes add to the town's distinctive character.



For those seeking a balanced lifestyle, Pitlochry provides an excellent mix of amenities. From charming local shops to convenient supermarkets, the town caters to everyday needs.

A selection of restaurants and traditional pubs serve up both local and international cuisine, making dining a delightful experience.

Transport links are excellent, with Pitlochry being well-connected by road and rail to major cities including Edinburgh, Glasgow, and Inverness. The town's railway station is a hub for Highland travel, offering easy access to further adventures.

With its stunning natural surroundings, cultural attractions, and friendly community, Pitlochry is an enchanting destination that embodies the spirit of Scotland. Whether you're captivated by its outdoor opportunities or drawn to its rich heritage, Pitlochry offers an enticing backdrop to create a beautiful life in a remarkable location.

The Lounge



McEwan Fraser Legal is delighted to offer part exchange so please call us to discuss your next move. Presenting a rare gem in the realm of properties, this five-bedroom detached bungalow is a testament to tranquil living with a backdrop of breathtaking natural beauty.

Set against a backdrop of craggy hills and expansive open countryside, the views from this home are superb, offering an ever-changing tableau that changes with the elements.

Step into a realm of comfort and elegance as you enter the spacious lounge, where a magnificent bay window captures the essence of the surroundings. A feature fireplace graces this room, grounding it with warmth and character.

A sense of space continues into the immense dining room, where dual-aspect views pour in, painting the room with natural light. This space is versatile and large enough to serve as a family room or a lounge and dining room.

Dining Room



The Kitchen



The kitchen is presented in a charming country style with wooden doors. A unique touch comes in the form of a hatch in the kitchen ceiling, granting access to an attic room via a ladder.

Within the embrace of this bungalow are five bedrooms, each designed to offer comfort and respite. Two of these bedrooms boast ensuite shower rooms. The family bathroom offers both practicality and relaxation.

Storage is never an issue here, with plentiful solutions to accommodate your belongings. A garage stands ready to shelter your vehicles, while the lovely gardens that envelope the property create an idyllic outdoor space to enjoy.

In summary, this five-bedroom detached bungalow isn't just a home – it's an experience. Whilst it is not perfect, and some modernisation will be envisioned, this property offers an opportunity to make your own mark. From the stunning, ever-changing views that grace your windows to the spacious interiors that invite relaxation, Contact us today to explore the potential of making this remarkable home your own.

Bedroom 1



Bedroom 2



Bedroom 3



Bedroom 4



Bedroom 5

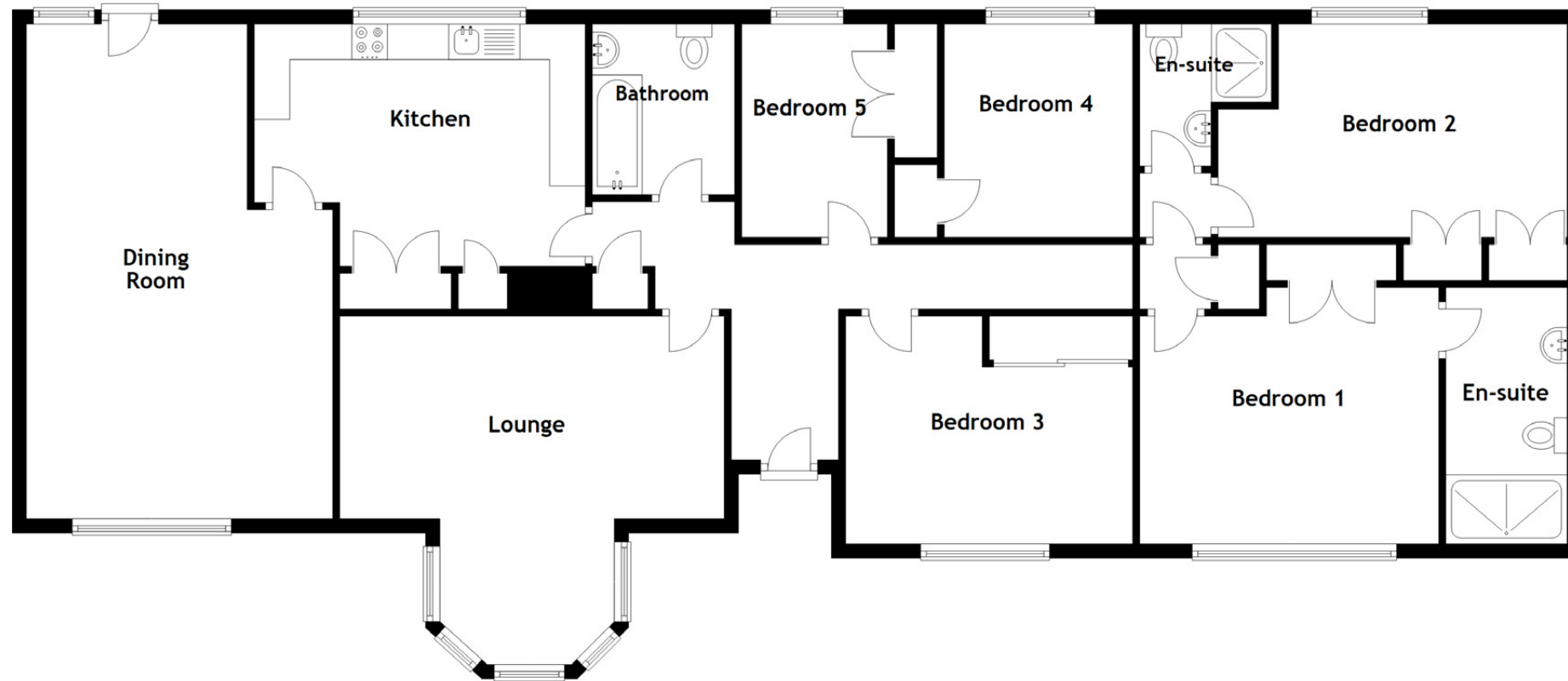


The Bathroom



En-Suite





Approximate Dimensions
(Taken from the widest point)

Dining Room	6.95m (22'10") x 4.30m (14'1")
Lounge	5.40m (17'9") x 5.20m (17'1")
Kitchen	4.65m (15'3") x 3.40m (11'2")
Bedroom 1	4.20m (13'9") x 3.60m (11'10")
En-suite	3.60m (11'10") x 1.70m (5'7")
Bedroom 2	4.90m (16'1") x 3.00m (9'10")
En-suite	2.00m (6'7") x 1.00m (3'3")
Bedroom 3	4.03m (13'3") x 3.20m (10'6")
Bedroom 4	3.00m (9'10") x 2.65m (8'8")
Bedroom 5	3.00m (9'10") x 2.05m (6'9")
Bathroom	2.40m (7'10") x 2.00m (6'7")

Gross internal floor area (m²): 154m²
EPC Rating: C

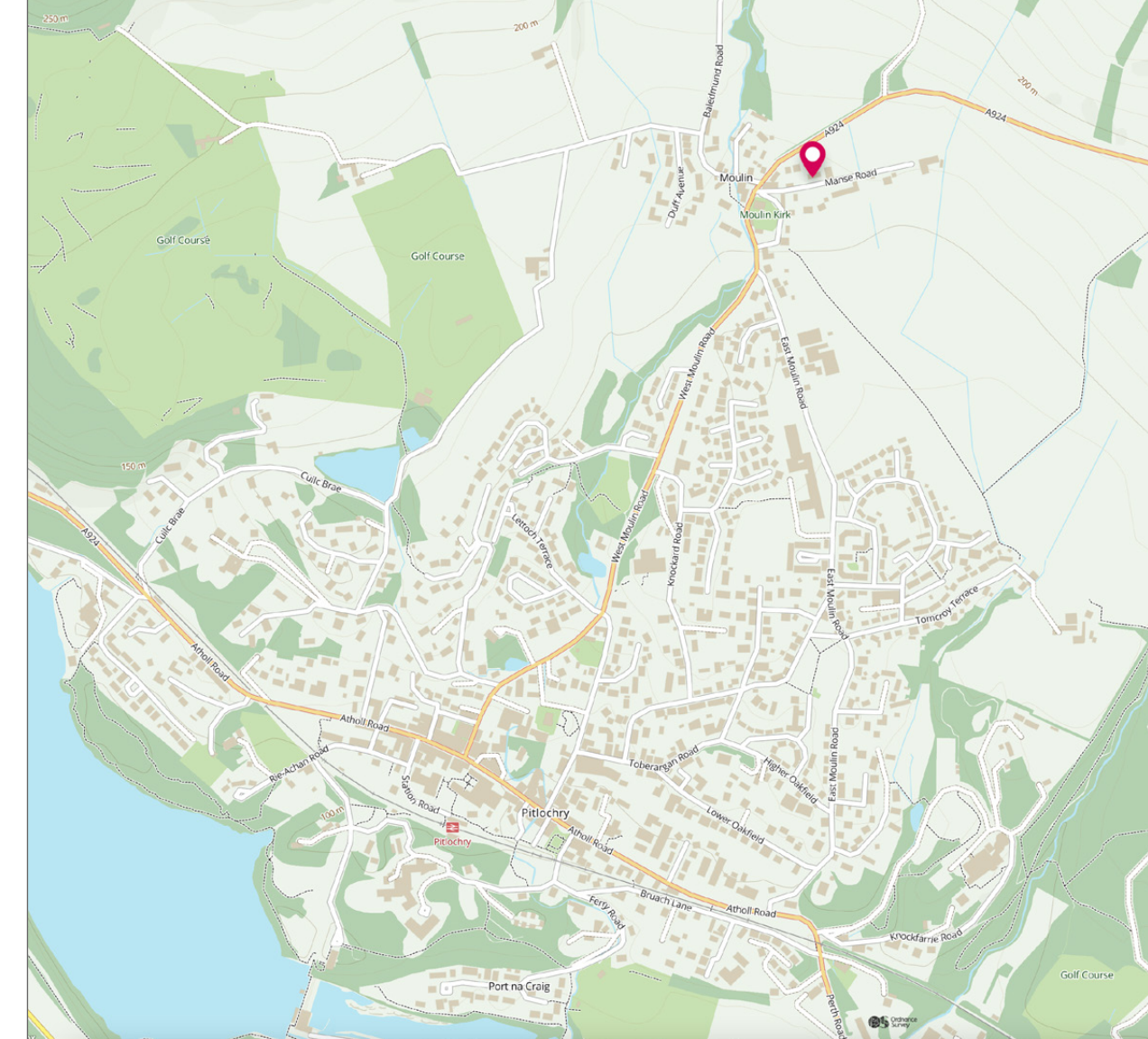


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**Part
Exchange
Available**

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