

CRAIGMOUNT
GOLF COURSE ROAD, PITLOCHRY, PH16 5AU



IrvingGeddes
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Irving Geddes are delighted to offer for sale this charming four bedroom detached bungalow enjoying an elevated position within a prime residential area of the ever popular Perthshire town of Pitlochry. Craigmount is set within good-sized garden grounds providing much privacy & located on the northern periphery of the town is situated only 1min walk from the beautiful Cuilc Pond and the stunning golf course.

Requiring modernisation & offering much potential with a flexible & spacious layout comprising; VESTIBULE, HALLWAY with storage, attic hatch and STUDY/STORE ROOM off, LOUNGE to the front & DINING ROOM to the rear, KITCHEN overlooking the rear patio, UTILITY/BOOT ROOM with external door, family BATHROOM, & FOUR DOUBLE BEDROOMS, the master notable in size & benefitting from a large EN-SUITE BATHROOM and double doors to the garden. The versatile layout may lend itself to the development of self-contained annex accommodation at the rear.

Beautiful mature gardens surround the property, with a variety of planting throughout. There is a private drive to the side leading to a car-port & timber garage, with timber shed to the rear. Areas of tiered lawn lie to the rear with stone walling and a most attractive low-level burn running alongside, paved patio & greenhouse. The front has an area of lawn, gravel path and mature beech hedging.

A home full of character, enjoying an enviable position within one of Scotland's most desirable towns, one rich in Victorian heritage. Likely to have broad appeal, early interest is strongly advised.

Video Tour <https://my.matterport.com/show/?m=xyvpvDKz3Yd>

Council Tax Band 'E' **Energy Performance** Rated 'D'.

Viewing Strictly by appointment through Irving Geddes.

Services Mains electric, gas, water and drainage.

Pitlochry is a bustling Victorian spa town with an excellent range of individual shops restaurants, hotels and amenities, along with a well-respected school & renowned Festival Theatre. The A9 motorway is nearby & Pitlochry train station has regular direct services to Inverness, Edinburgh, Glasgow & the London sleeper service. The area is known for its spectacular scenery and is a haven for outdoor enthusiasts. There are many walks nearby including up the hills of Ben Vrackie and Schiehallion, with a number of 9/18 hole golf courses in the area. The property is also well placed for skiing in the Cairngorms & Glenshee.

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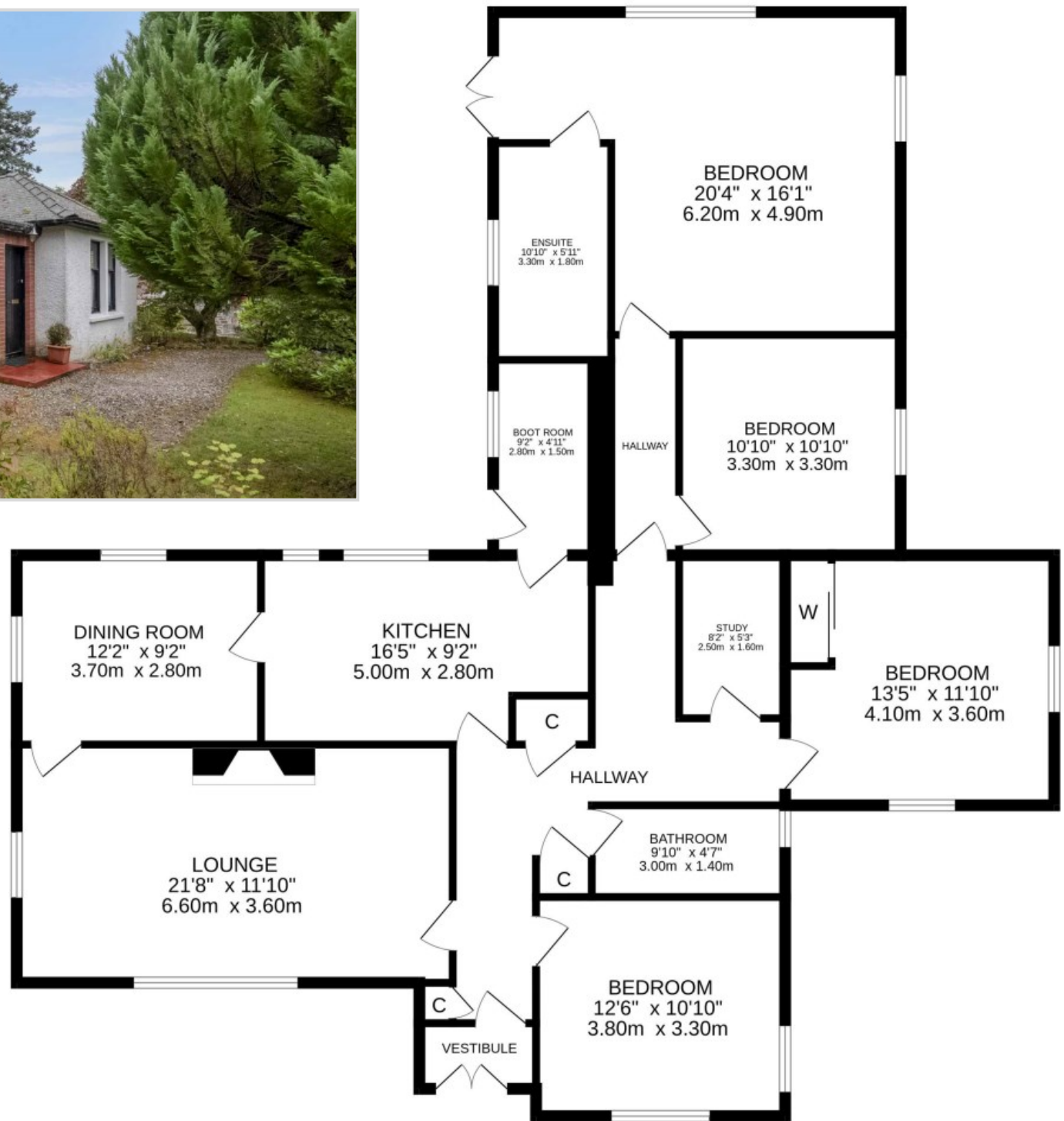












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These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate only.



Crieff
25 West High Street, PH7 4AU
Tel: 01764 653771

Comrie
1 Drummond Street, PH6 2DW
Tel: 01764 670325

Aberfeldy
6 The Square, PH15 2DD
Tel: 01887 822722