

Buying with **Next Home**

Flat 2, Struan House, 38 Bonnethill Road, Pitlochry, **PH16 5BS**

Many thanks for your interest with Flat 2, We offer free, no obligation mortgage Struan House , 38 Bonnethill Road, Pitlochry, PH16 5BS.

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About the Area

Pitlochry is a picture sque Highland town renowned for its stunning scenery, welcoming community, and vibrant tourist appeal. Surrounded by mountains, lochs, and forests, it offers endless opportunities for walking, cycling, fishing, and outdoor pursuits.

The town itself boasts a variety of independent shops, cafés, restaurants, and cultural attractions, including the famous Pitlochry Festival Theatre and two whisky distilleries. Excellent transport links include a mainline railway station with services to Inverness, Perth, and Edinburgh, making Pitlochry ideal for both residents and visitors.

A mix of traditional stone villas, cottages, and modern homes makes it a highly desirable place to live.













Property Summary

Flat 2, Struan House, 38 Bonnethill Road is a beautifully finished ground-floor apartment right in the heart of Pitlochry – an easy, level home-from-home with real charm and a proven holiday-let track record.

Set within an attractive traditional stone building, the flat opens to a bright, welcoming lounge where the feature bay window steals the show. With its deep sill, shutters and generous proportions, this is a room made for relaxing after a day in the hills, reading by the window or hosting friends in comfort. The high ceilings and crisp décor give it a calm, airy feel while still retaining that classic Highland character.

Off the lounge sits a smart, well-presented kitchen, neatly laid out with contemporary units, timber worktops and a stylish tiled splashback and there's space for casual dining.

The double bedroom is a restful retreat, tastefully styled with a bold feature wall, soft tones and plenty of room for wardrobes and bedside furniture. Quiet and inviting, it works equally well as a permanent home or a high-quality short-stay space.

Completing the accommodation is a modern shower room finished to a high standard, featuring a large walk-in shower, sleek vanity storage and quality fittings – clean, fresh and very much "hotel-ready".

Outside, residents have access to parking to the rear, adding a practical edge that's ideal for owners and guests alike.



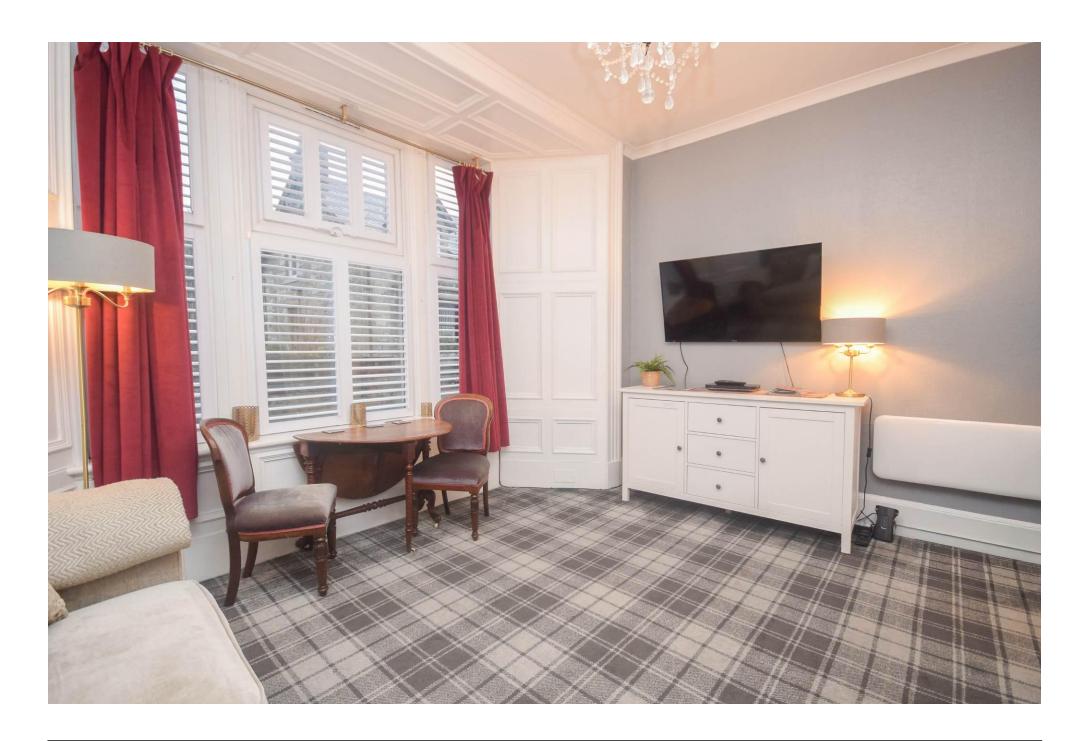


Key property features

- **❤** Chain Free
- **У** Ideal investment
- **♥** Walking distance to town centre
- **♥** Off-street parking
- ✓ Modern shower room
- **У** Immaculately presented
- ✓ Ideal for a first-time buyer
- Chain free
- ❤ Popular residential area
- **♥** Electric heating





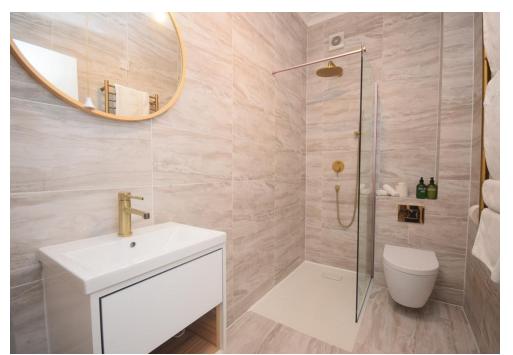


















Floorplans



Property Room sizes

HALL

11' 7" x 4' 8" (3.53m x 1.42m)

LOUNGE

14'6" x 11'9" (4.42m x 3.58m)

KITCHEN

9' 4" x 8' (2.84m x 2.44m)

BEDROOM

11'6" x 9' 8" (3.51m x 2.95m)

SHOWER ROOM

9' x 4' 8" (2.74m x 1.42m)

PLEASE NOTE: 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 or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property. All room sizes are approximate and for general guidance only. They cannot be relied upon for fitting carpets, furniture etc.



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Ombudsman Sche me