

Simple Approach



**19 James Place, Pitlochry  
Perthshire PH16 5EY**

**Offers over £187,950**



Simple Approach are excited to welcome the fantastic opportunity that is this spacious end-terraced house on James Place to the Perthshire residential market. Set in the desirable area of Pitlochry this property could not be better located for its tranquil setting without compromising locality to nearby amenities such as shops, cafes and leisure facilities found just minutes away. This property is an excellent opportunity and would be an ideal purchase for a first time buyer, investor or growing family looking to modernise a well-cared for property into a family home. Comprising a spacious lounge, fitted kitchen with room to dine, conservatory, three double bedrooms with fitted storage and a shower room, This property offers plenty of accommodation throughout and viewing is essential to appreciate the potential of property on offer here at James Place, as well as the beautiful village location.

**Lounge**

16'4" x 11'7" (5 x 3.54)

11'11" x 8'10" (3.64 x 2.70)

**Kitchen**

14'9" x 7'11" (4.52 x 2.43)

**Sunroom**

11'1" x 8'11" (3.38 x 2.73)

**Master Bedroom**

13'8" x 16'4" (4.19 x 5.0)

**Bedroom 2**

13'1" x 9'10",170'7" (3.99 x 3,52)

**Shower Room**

7'3" x 6'5" (2.23 x 1.96)

**Bedroom 3**

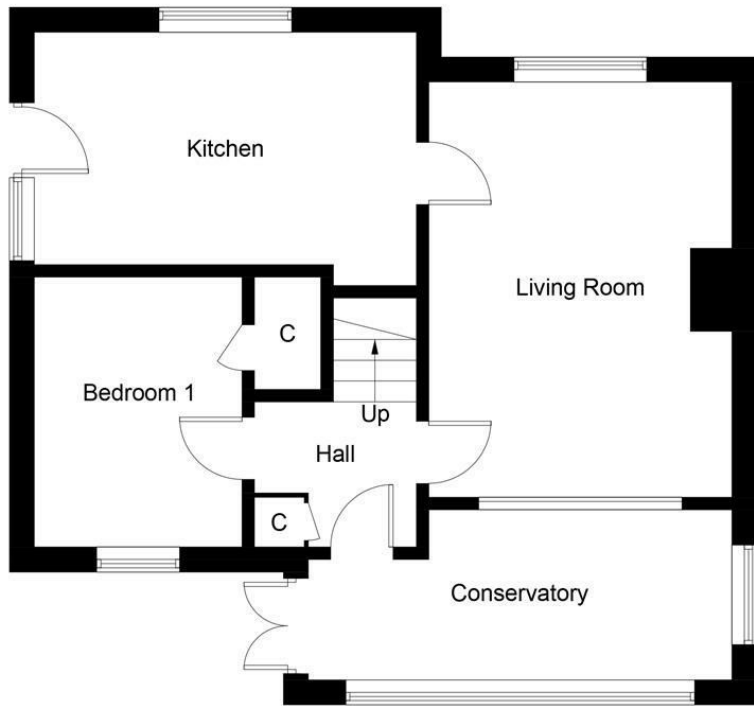




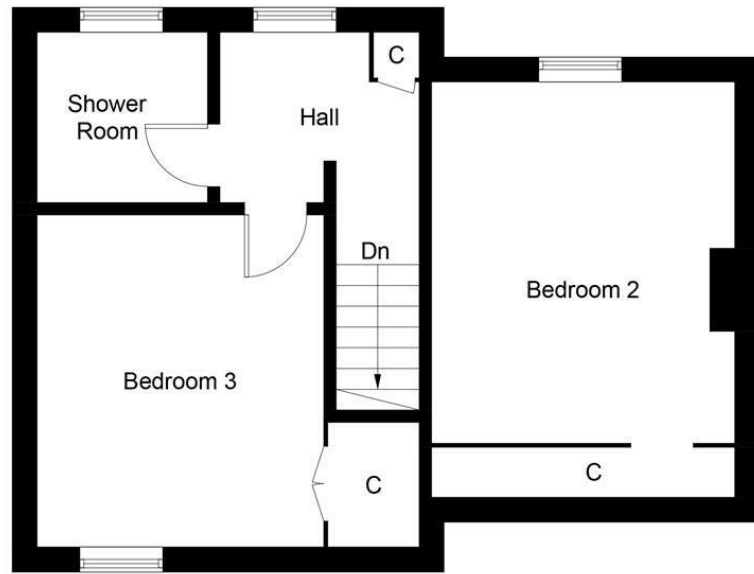
- Three Bedroom, End Terrace House
- Gas Central Heating and Double Glazing
- Close To All Local Amenities
- Highly Sought After Location
- Property Would Benefit From Modernisation
- Sizable Corner Plot
- Conservatory







Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1072875)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>67</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		<b>80</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>63</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		