

Simple Approach



**Birch Lodge St. Andrews Crescent, Pitlochry  
Perthshire PH18 5TA**

**Offers over £244,950**

Simple Approach are delighted to welcome this spacious 3 Bedroom Detached Bungalow to the residential market. Located in Blair Atholl in the sought after area of Bridge of Tilt this family home is ideally placed to take advantage of reputable schools, shop and to amenities found just minutes away. This property comes to the market in excellent condition throughout, including a fitted kitchen, spacious lounge with a large picture window, a stylish bathroom and fresh decoration throughout to name just a few features all on offer with this elegant property. Boasting further sought-after features such as double glazing and a private driveway accommodating several cars comfortably this ultimately very special home lends itself to a wide range of buyers, and would be the ideal purchase for any growing family looking for all of the internal benefits of a well built property without compromising the features of a spacious Detached Bungalow.

Viewing is absolutely essential to appreciate the high quality of fixtures and finishings as well as the excellent location and the very generous plot that this property is set on.

**Lounge**

13'5" x 17'0" (4.1 x 5.2)

**Kitchen**

8'2" x 10'2" (2.5 x 3.1)

**Utility Room**

4'11" x 6'6" (1.5 x 2.0)

**Master Bedroom**

11'9" x 9'2" (3.6 x 2.8)

**Bedroom Two**

12'5" x 9'10" (3.8 x 3)

**Bedroom Three**

7'2" x 11'1" (2.2 x 3.4)

**Family Bathroom**

8'6" x 4'11" (2.6 x 1.5)

**External**

Externally the property benefits from extensive garden grounds

to the front side and rear, including a large gravel driveway, providing off street parking for a number of cars. It also comes with a large single garage with electric roller door, and two further external storage units. At the rear the garden is easily maintained as it is mainly laid to lawn, great for outdoor furniture to enjoy and entertain in the Summer months. This property has excellent potential to be extended into the generous garden grounds to the rear.

**Location**

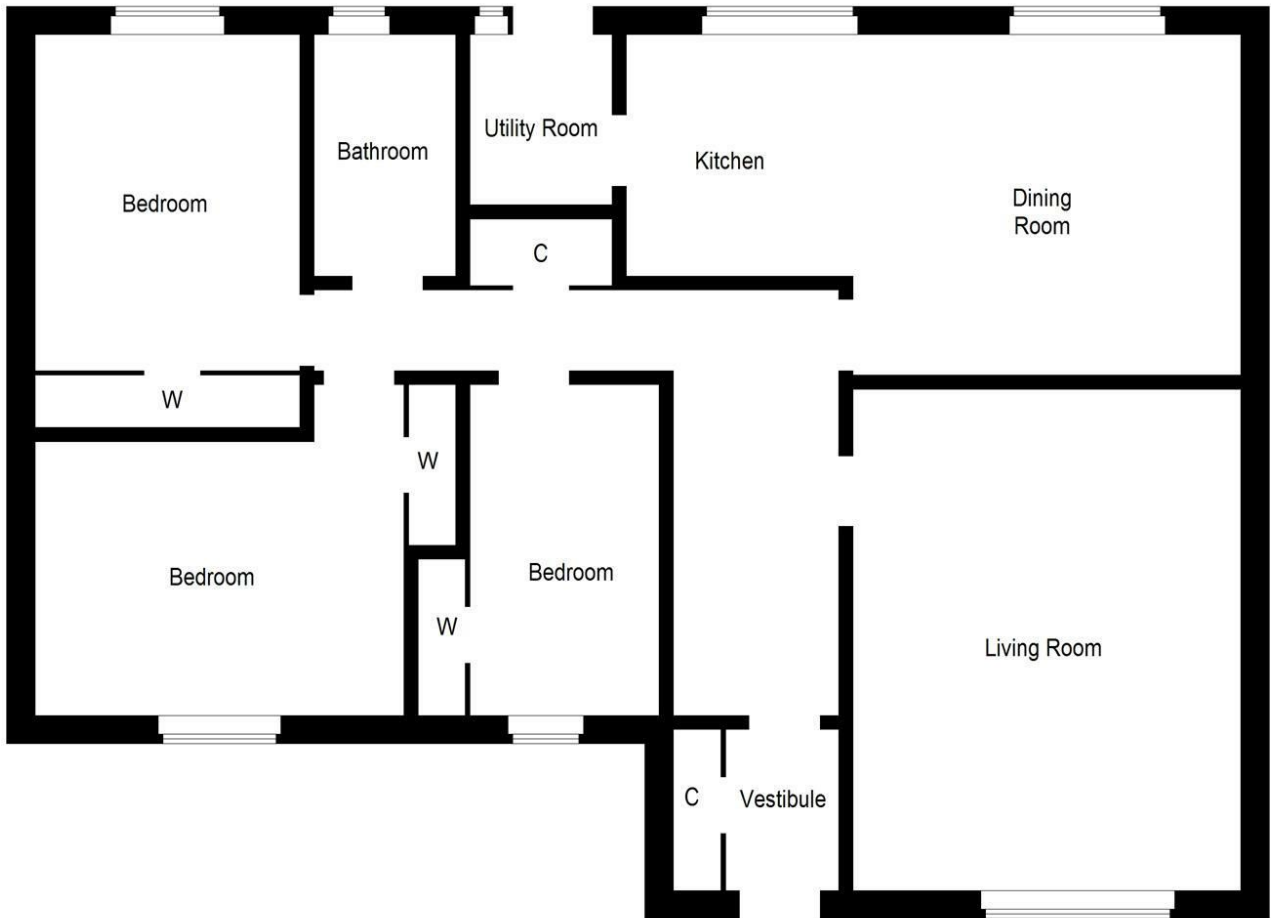
Bridge of Tilt is a village in Highland Perthshire, Scotland, built around the River Tilt, near its confluence with the River Garry and separated from Blair Atholl by the River Tilt. It is located 5.8 miles northwest of Pitlochry. The A9 runs past the River Garry to the south of Bridge of Tilt and connects the village with Newtonmore and Inverness in the north and Pitlochry, Perth and Stirling in the south. There is an excellent local bus service as well as a train station with regular trains to Glasgow, Edinburgh and Inverness. There is an excellent local bus service as well as a train station with regular trains to Glasgow, Edinburgh and Inverness.





- Detached 3 Bedroom Bungalow
- Environmentally Friendly Air Source Heating
- Great Plot & Double Glazing
- Sought After Location
- Picturesque Views
- Ideal Home for Many Types Of Client
- Multi Fuel Log Burning Stove In The Lounge





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		79
(69-80) <b>C</b>		
(55-68) <b>D</b>	56	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Scotland</b>		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>Scotland</b>		EU Directive 2002/91/EC