

37 Knockard Place, Pitlochry, PH16 5JF





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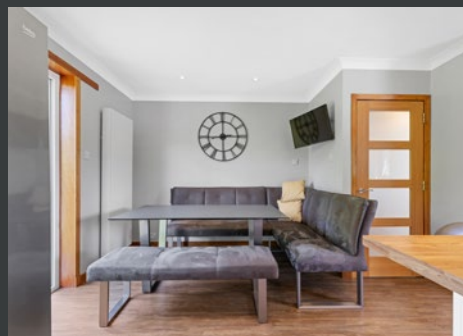
- Five-bedroom detached bungalow
- Spacious open-plan kitchen/dining area
- Stylish lounge with garden access
- Modern family bathroom plus en-suite
- Excellent storage and layout

- Generous front and rear gardens
- Stunning views
- Quiet residential cul-de-sac
- Large double garage and ample parking
- Walking distance to amenities and schools

Set within the heart of picturesque Pitlochry, this outstanding five-bedroom detached bungalow offers spacious, modern living in an idyllic Highland Perthshire setting. Beautifully presented throughout, the property boasts a flexible layout ideal for growing families, retirees, or those seeking a peaceful escape with scenic views.

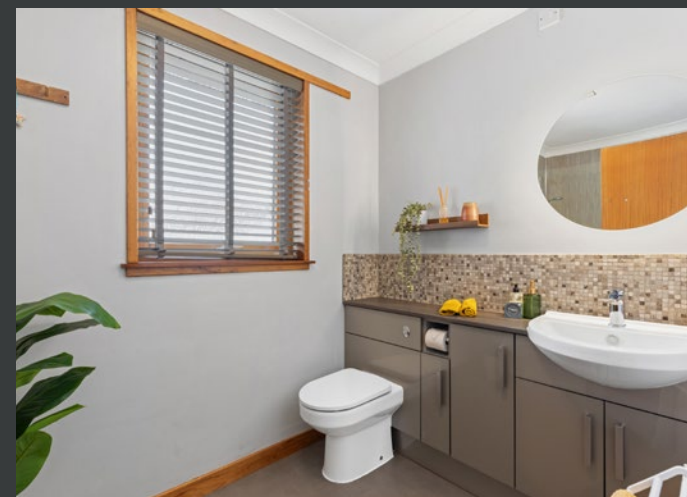
The heart of the home is the stunning open-plan kitchen and dining area, thoughtfully designed with sleek white units, integrated appliances, a central island, and ample space for casual dining and entertaining. Adjacent, the bright and airy lounge enjoys a dual aspect with sliding doors leading directly to the beautifully maintained garden – perfect for relaxing or hosting guests. The home offers five well-proportioned bedrooms, with the principal bedroom benefiting from a stylish en-suite. A modern family bathroom and an additional WC serve the remaining rooms, all finished to a high standard. Externally, the property sits on a generous plot with expansive front and rear gardens, a patio area, mature landscaping, and stunning views of the surrounding countryside including Ben Vrackie. A large driveway provides parking for several vehicles and leads to a substantial double garage. Positioned in a quiet cul-de-sac and just a short walk from local amenities, schools, and transport links, this exceptional bungalow combines practicality, comfort, and location in one remarkable package.





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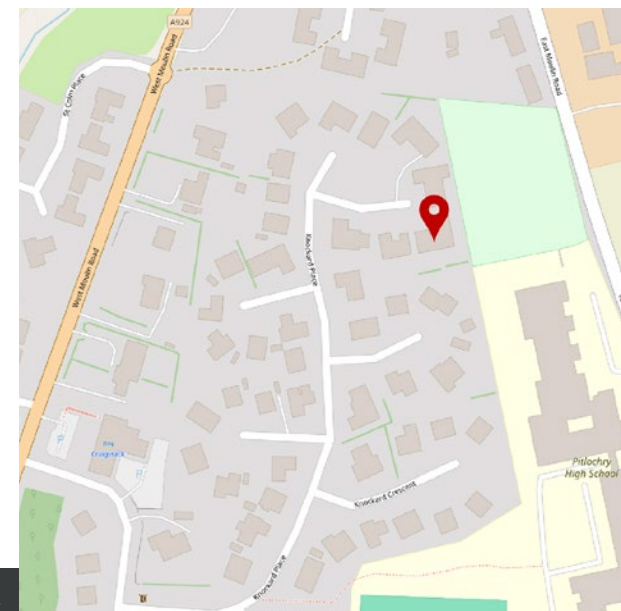
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LOCATION

Pitlochry is a vibrant Highland town nestled within Perthshire's stunning landscape. Surrounded by dramatic hills, rivers, and woodland, it offers a peaceful lifestyle with excellent connectivity via the A9 and rail links to Inverness, Edinburgh, and Glasgow.

The town boasts an array of local amenities including shops, cafes, restaurants, medical facilities, and a well-regarded primary and high school. Outdoor lovers are spoiled for choice with nearby walking trails, golf, fishing, and cycling routes. Cultural attractions like the Festival Theatre and nearby distilleries enrich the lifestyle. Pitlochry perfectly blends natural beauty, convenience, and community – an ideal place to call home.





Perth Office
Inveralmond Business Centre,
6 Auld Bond Road, Perth, PH1 3FX
Tel: 01738 260035
email: hello@wearepossible.co.uk

Zoopa.co.uk

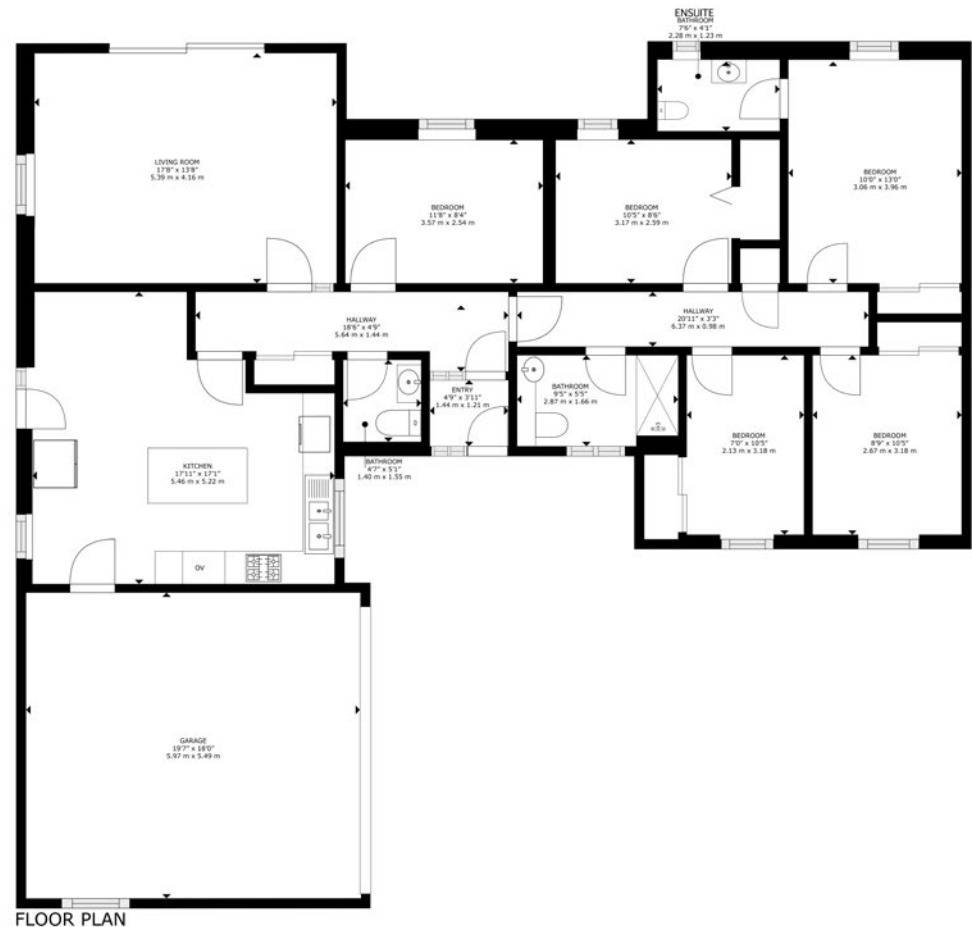
rightmove.co.uk

PrimeLocation.com



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All Measurements are Approximate Measurements are approximate. Not to Scale. For Illustrative purposes only.



GROSS INTERNAL AREA
FLOOR PLAN: 1,464 sq. ft, 136 m²
XCLUDED AREA: GARAGE: 361 sq. ft, 33 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.