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## PITLOCHRY

Stonecroft, 8 Dixon Terrace

PH16 5QX

OFFERS OVER £325,000



Outstanding, extremely spacious and imaginatively extended villa in this well regarded street.

Elevated location with excellent views to south and west.

Architect designed extension maximising use of space and light.

Entrance porch, hall, large lounge, kitchen/dining room with gas Raeburn stove, superb, spacious living room/family room, four good sized double bedrooms, bathroom, shower room, large single garage, wood store/workshop

Gardens with access to woodland adjacent to the Cuilc.

Full timber double glazing and gas central heating.

### Viewing

Telephone 07726 972219 or agents on 0131 346 0099

#### Entrance Porch

Twin doors. Glazed area to side. Central heating radiator.

#### Entrance hall (23'2" x 7'3")

Provides access to all downstairs accommodation. Shelved area with storage drawers. Under stair storage cupboard. Ceiling light. Ceiling coving. Central heating radiator. Two double and one single power point. Plumbing for automatic washing machine in recess. Tiled floor.

#### Lounge (34'3" x 15'2") plus window recesses



Exceptionally large living room with separate formal dining area with box bay window. Recessed low voltage downlighters and pendant light over dining area. Three central heating radiators. Wooden fire surround and tiled hearth. Three double and three single power points. French doors to garden to side. New fitted carpet.

#### Living room/Family room (29'5 x 15'4" narrowing to 11'10")



Exceptionally large, light room with open beamed structure to one side. Large picture window with exceptional views down valley to south. Jotul wood burning stove on tiled plinth. Windows to South and West providing exceptional light. Pendant lights and recessed low voltage downlighters. Central heating radiator. Seven double power points. Telephone point. New fitted carpet.

#### Kitchen (22'7" x 11'6")



Recently fitted with ample base and wall units and solid oak worktops. The mains gas Raeburn stove also supplies the central heating system. Five burner gas hob. Electric oven. Four double power points at upper level plus dedicated points. Twin Belfast style sink with mixer tap. Built in fridge and freezer. Tiled splash backs. French doors to side and rear. Ceiling coving. Low voltage downlighters. Curtain rail to side. Central heating radiator. Tiled floor.

#### Shower room (6'6" x 3'7")

Fully tiled to ceiling level with large shower tray with shower. Three piece white suite. Central heating radiator. Central ceiling light. Extractor fan. Wooden floor.

#### Double Bedroom 1 (westmost) (15'2" x 10'2")

Set to the rear with wooded outlook. French doors to rear garden. Twin doors leading to shelved wardrobe with sliding doors. Two double power points. Central heating radiator. Ceiling coving. Central ceiling light. Fitted carpet.

#### Double Bedroom 2 (eastmost) (15'2" x 9'7")

Again set to the rear with French doors giving pleasant, private aspect. Twin sliding doors providing wardrobe/storage area. Two double power points. High level shelving. Central heating radiator. Fitted carpet.

#### Upstairs Hall (14'10" x 10') at longest and widest



A stairway leads to a galleried landing area with large velux window with westerly aspect and smaller velux window to East. Central heating radiator. Power point. New fitted carpet.

#### Master bedroom (17'2" x 11'10")



Large double bedroom with windows to west and to north giving wooded aspect to North towards Cuilc and seasonal views to Beinn-y-Vrackie and golf course. Four glass wall lights. Central heating radiator. Four double power points. Fitted carpet.

#### Double Bedroom 4 (12'2" x 16'9" narrowing to 11'11")

Further large double bedroom with large window to rear and velux window to East. Secluded wooded aspect to north. Under eaves storage area. Three double power points. Access to attic area. Central ceiling light. Central heating radiator. Fitted carpet.

#### Family Bathroom (13'3" x 6'10")

Bright, partially tiled bathroom with windows to west. Three piece white suite. Large bath with mixer tap. Sink with chrome mixer tap and storage area below. W.C with recessed cistern. Recessed radiator with shelf. Three wall lights. Large airing cupboard housing hot water tank and central heating controls. Twin wooden Venetian blinds. Tiled floor.

#### Externally

The garden area to the side is on two levels with an upper area which is laid to lawn with steps leading to lower lawn which extends round to the rear and gives access directly to woodland leading towards the Cuilc. Drive in. Timber wood store and workshop. External stand pipe.

#### Single garage (16'3" x 14'2")

Large single garage to side. Shelf unit providing storage. Single power point and light. Door and windows to rear.

#### Extras

Fitted carpets, integral appliances and curtains.