

St Andrews Manse, St Andrews Crescent, Bridge of Tilt, PH18 5TA



SUBSTANTIAL DETACHED TWO STOREY HOUSE LOCATED WITHIN THE WELL-ESTABLISHED VILLAGE OF BRIDGE OF TILT

- Living room with feature fireplace and large bay windows
- Open plan kitchen with separate utility room
- Dining room
- Master bedroom leading to dressing room
- 4 generous sized bedrooms
- Outbuilding located to rear of property
- Extensive garden grounds
- Garage with driveway

Location

Nearby town of Pitlochry hosts a variety of shops, cafes, and restaurants. Schooling is available at both primary and secondary level. Leisure facilities include an 18-hole golf course, leisure centre, bowling green as well as the Festival Theatre and the Pitlochry Dam visitor centre. The village is bypassed by the A9 route providing quick access to the North and South. Blair Atholl is served with a railway station and the overnight Inverness to London sleeper which stops in Pitlochry.

Viewing Arrangements

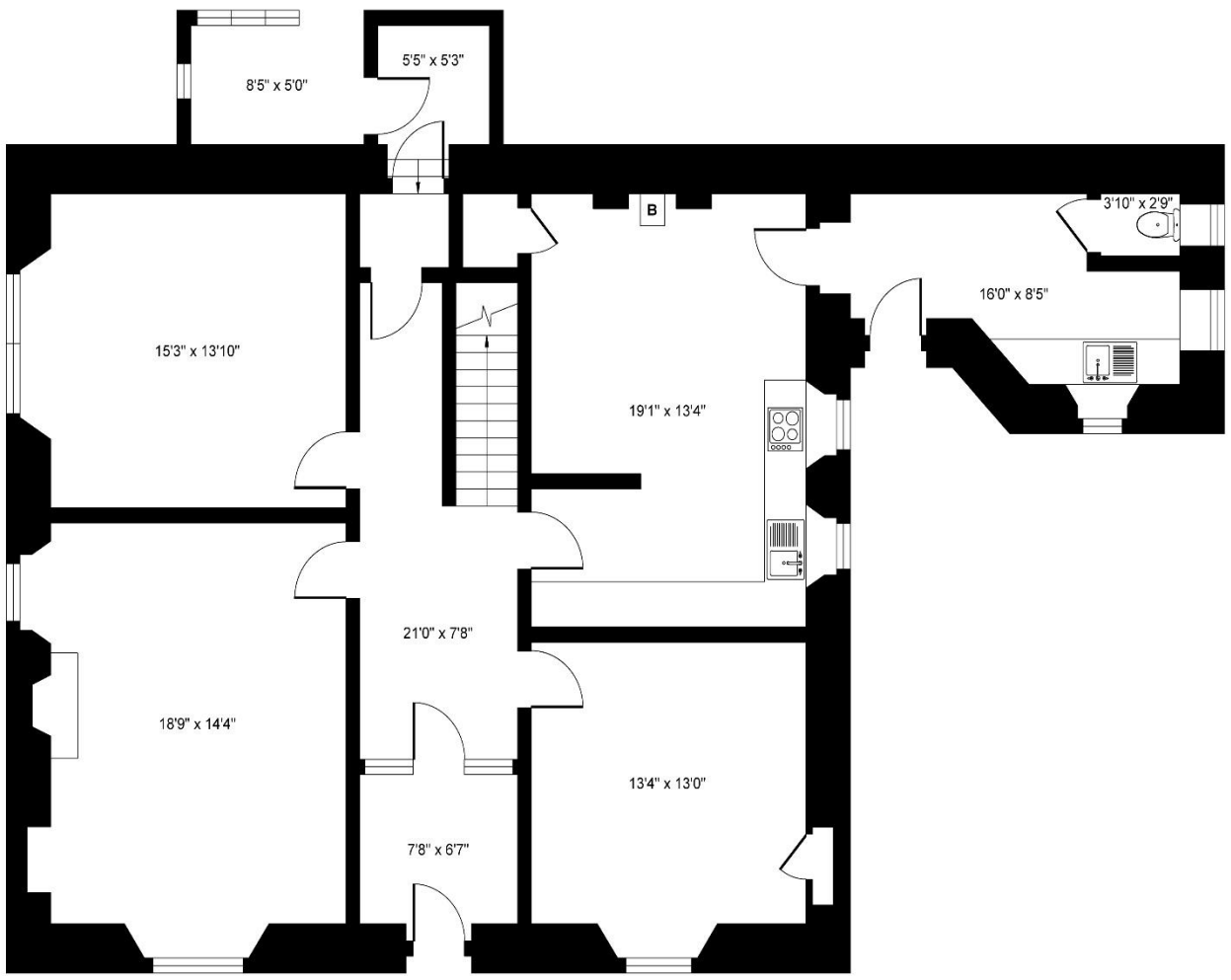
By appointment with The Church of Scotland Law Department. Please email properties@churchofscotland.org.uk

Please note: There are existing title conditions in respect of the southernmost portion of garden ground restricting the use of same to garden or amenity land only and in the event of planning permission being obtained for the development of this land, there are clawback provisions entitling the former owner of the land to share in the uplift in the value of the land.

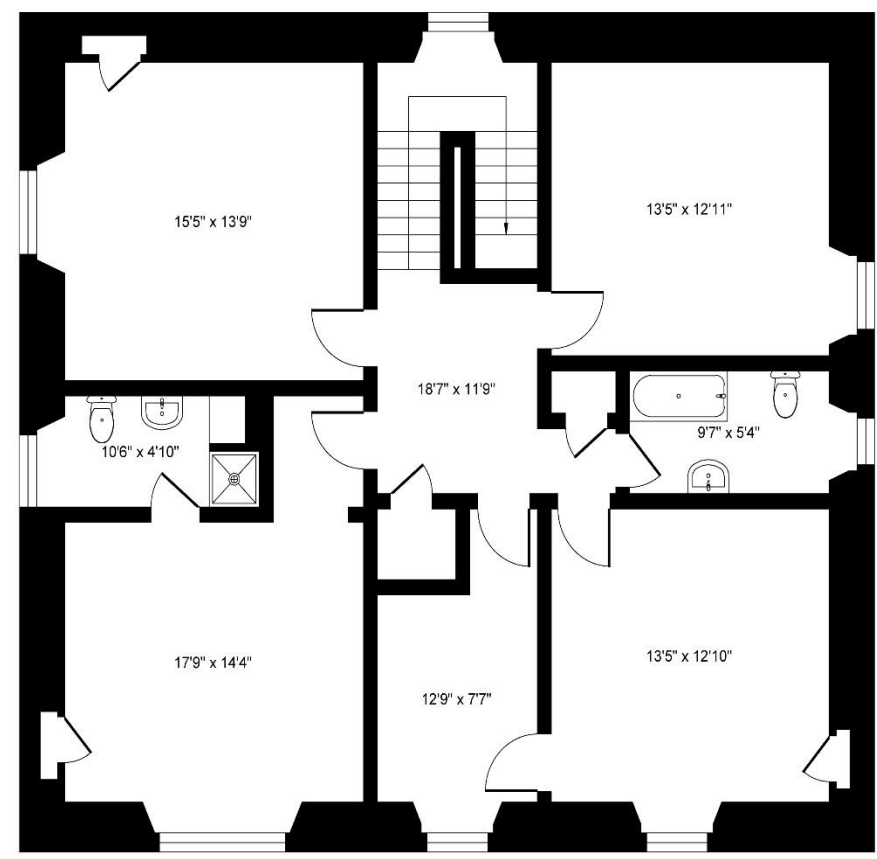








Ground Floor
Approximate Floor Area
1478 sq. ft



First Floor
Approximate Floor Area
1233 sq. ft

Offers

Offers are invited and should be submitted in writing, through a Scottish solicitor. Please send offers via email in the first instance.



The Church of Scotland

Law Department

121 George Street

Edinburgh

EH2 4YN

Telephone: 0131 240 2263

Email: properties@churchofscotland.org.uk

It is possible that a closing date for offers will be fixed and, to ensure that they receive intimation of this, prospective purchasers must formally intimate their interest, via a Scottish solicitor, in writing or by Email with the Law Department.

As offers will require to be considered by one or more Church Committees, they should not be subject to short time limits for acceptance.

The sellers do not bind themselves to accept the highest or any of the offers they receive.

Whilst the foregoing particulars are believed to be correct they are not warranted on the part of the sellers and prospective purchasers will require to satisfy themselves with regards to all matters prior to offers.

The Church of Scotland -Scottish Charity No SC014574

