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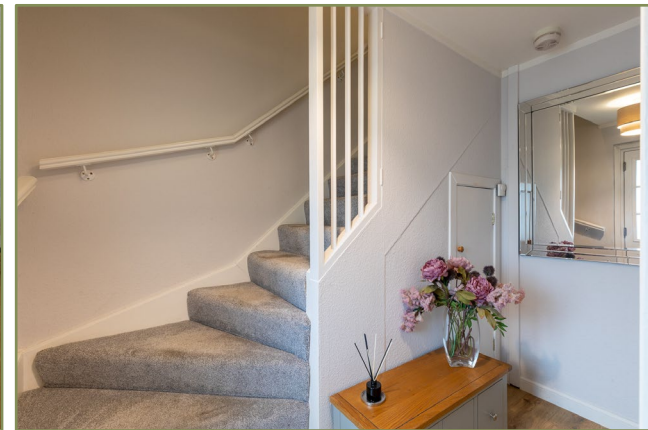
## 4 Tom-na-Moan Pitlochry PH16 5HN

Offers Over £180,000

4 Tom-na-Moan is an attractive two bedroom semi-detached house ideally situated close to Pitlochry town centre.

This lovely house is accessed into a hallway leading into the living/dining room which has windows to the front and rear and an electric stove effect fire set in a wooden fireplace. The kitchen is very recently installed and is of a modern design with pale grey wall and floor units and a marble effect worktop and splashback. There is an integrated fridge-freezer, electric oven and ceramic hob with space for washing machine. To the rear there is a small porch leading to the back garden.

The first floor has two double bedrooms, both with built-in wardrobes with sliding doors. The accommodation is completed by a shower room with walk-in shower with full height shower-wall, WC and WHB. There is sufficient space to replace the shower with a bath if desired.





Externally, the house has gardens to the front, side and rear. The front is gravelled next to the front fence and a monobloc path leads to the rest of the garden. The side is partly grass with assorted shrubs. To the rear there is a monobloc patio area with a beautifully built stone built wall and timber retaining walls close to the house with steps up to a slightly sloped lawn that leads to an attractive raised patio area in the corner. There is a garden shed in the corner.

The house is within a short walk or drive of local amenities including schools and shops. It is well presented and in walk-in condition.

Pitlochry provides many shops, cafes, and restaurants. There are primary and secondary schools along with a small supermarket and various leisure facilities including an 18-hole golf course, bowling green, leisure centre as well as the Festival Theatre and the Pitlochry Dam visitor centre. There is an extensive network of footpaths and cycle ways around the town and there are bus routes and rail links connecting it to the Central Belt and to the north.

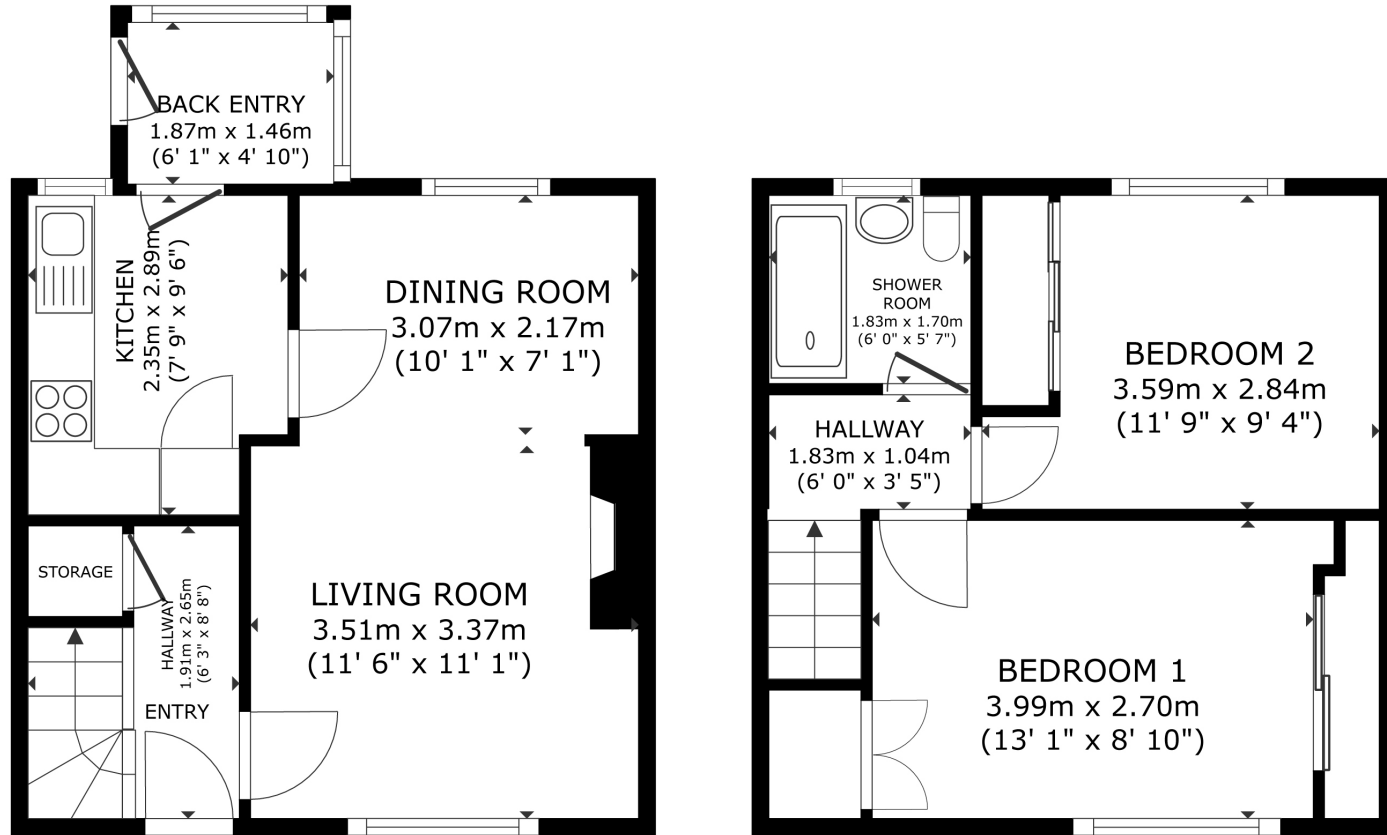






## Directions

From our office in Pitlochry, go up Bonnethill Road which is opposite the office. Turn right onto Toberargan Road and continue up hill, following the road round to the left. Keep veering left as the road continues, the house is on the right just after the open park area.



### 4 Tom-na-Moan Pitlochry PH16 5HN

GROSS INTERNAL AREA  
FLOOR 1 34.0 m<sup>2</sup> (366 sq.ft.) FLOOR 2 31.1 m<sup>2</sup> (335 sq.ft.)  
TOTAL : 65.1 m<sup>2</sup> (701 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





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