





# Heathbank

## 13 Tom-na-Moan Pitlochry

Offers Over £495,000

Heathbank is a beautifully presented five-bedroom semi-detached property situated in a popular residential street in Pitlochry.

This spacious property would make a wonderful family home as well as being an excellent house for entertaining with multiple reception rooms and beautiful outside spaces. The deceptively narrow front of the house opens up to reveal large rooms extending back into the plot.

Enter into a small vestibule with the first of the five bedrooms on the left, currently used as an additional living space but could easily be an office or bedroom if desired. The lounge is a beautiful bright room with a woodburner. It is open plan into a stunning sunroom area to the side of the house and facing southwest to maximise the light. This beautiful space has a full wall of windows and attractive stone walling to the sides.





The kitchen/dining room is another large and bright space. The kitchen is to the rear of the room and consists of a large range of wall and floor units. There is an eye level double oven, gas hob, dishwasher and large fridge-freezer. The dining area is to the front of the room and has French doors to the side and patio doors to the rear.

There is a utility room to the rear with shelving, sink and laundry chute which comes from the corridor above. Finally, a cloakroom with WC and WHB completes the downstairs accommodation.

On the first floor, there are four bedrooms, three double and one single. The master bedroom has an en-suite shower room. There is a family bathroom and an additional separate WC and the corridor is lined by spacious and useful cupboards.

Externally there is a driveway to the front with sensor lights on the steps. The side and rear gardens are laid to lawn with assorted shrubs and small trees. There is a raised decked area to the rear with lighting and power sockets. An additional stone patio area is adjacent to the house giving plenty options on areas to sit out.













The house is within a short drive or walk of Pitlochry town centre and is very convenient for the local schools.

Pitlochry is located within a beautiful part of Highland Perthshire and is surrounded by stunning scenery. It has many independent shops, cafes, and hotels and there are primary and secondary schools along with a small supermarket and various leisure facilities including an 18-hole golf course, bowling green and leisure centre.

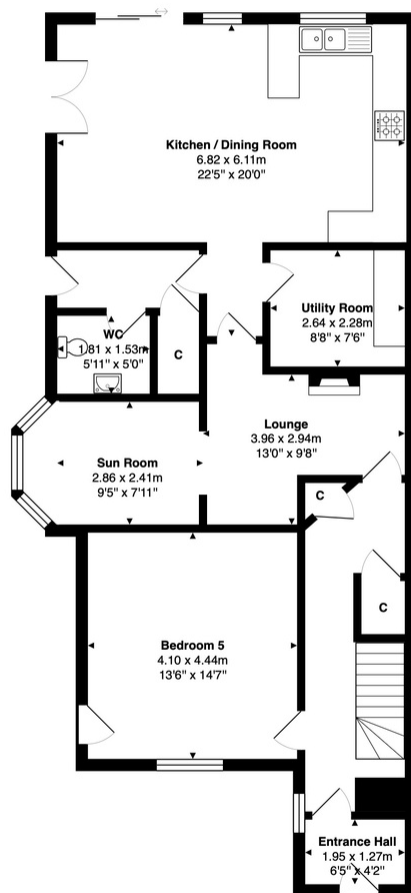
The Festival Theatre overlooks the River Tummel with the Pitlochry Dam and visitor centre close by. There is an extensive network of footpaths and cycle ways around the area, many of which are easily accessible from the house, and there are bus and rail links connecting to Perth, the Central Belt and the north.



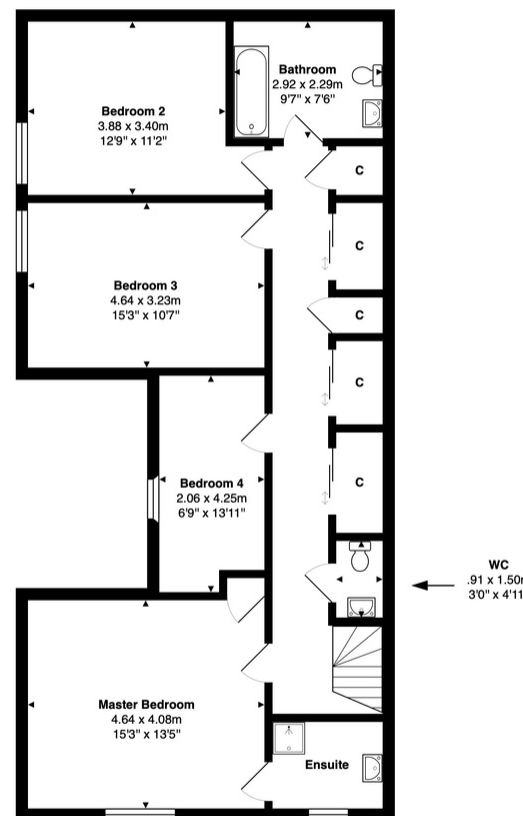


## Heathbank, 13 Tom-na-moan Road, Pitlochry, PH16 5HL

All measurements are approximate and for display purposes only



Ground Floor



First Floor

## Directions

From our office in Pitlochry, head up Bonnethill Road and turn right onto Toberargan Road. Continue onwards following the road first round the left and then to the right as it continues up hill. Heathbank is on the left opposite the open parkland.



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