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Isleornsay
7 Tom-na-Moan
Pitlochry
PH16 5HL

Offers Over £430,000

7 Tom-na-Moan is an immaculately presented three bedroom detached home located in a peaceful part of Pitlochry, which benefits from having a separate one-bedroom cottage/annexe in the rear garden.

This traditional style house stands in an elevated position not far from Pitlochry town centre.

There are several entrances to the house, the main one being to the front into a hallway. This gives access to bedroom three which is currently used as a dining room. There is a gas fire set in an attractive fireplace.

The kitchen is to the opposite side. This is a lovely room with a good selection of wall and floor units with granite worktops and tiled splashbacks. There is a Rangemaster cooker and fridge-freezer. To the side is a built in double sided breakfast bar with wooden worktop and built-in drawers creating an informal dining area.



To the rear there is a utility room with dishwasher, washing machine and tumble dryer and further wall and floor units and sink. From the kitchen there is a door to the rear of the house where a small alcove is currently imaginatively used as an office with built-in cupboards. Here is a fully tiled shower room with shower cubicle, WC, WHB and heated towel rail.

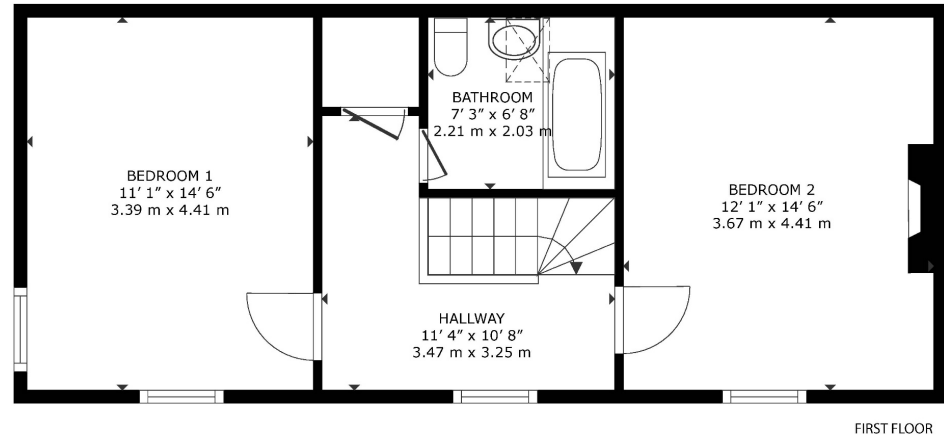
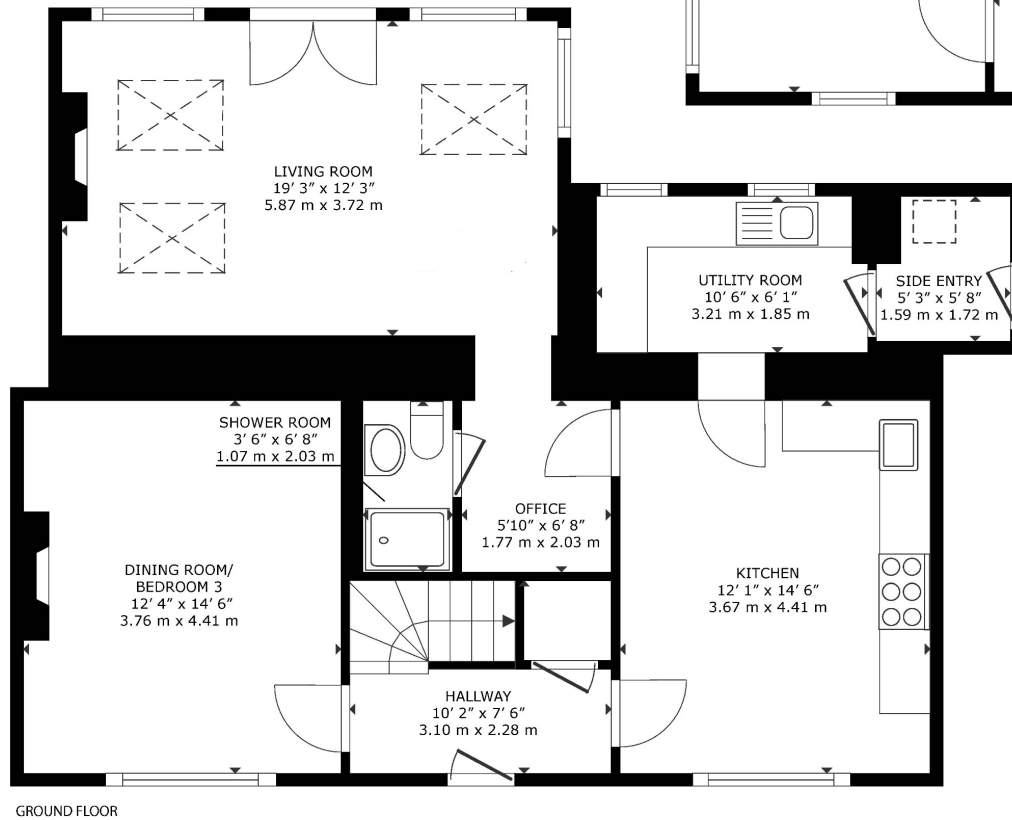
To the rear of the house is the living room situated in a large extension. This stunning room has vaulted ceilings with rooflights, dual aspect windows and French doors into the rear garden. There is an electric fire and oak flooring.



On the upper floor, there are two double bedrooms, one with built-in wardrobes. There is a fully tiled modern style family bathroom consisting a bath with shower over, WC & WHB in vanity units and a heated towel rail.







7 Tom-na-Moan Pitlochry PH16 5HL

GROSS INTERNAL AREA
FLOOR 1 85.6 m² (921 sq.ft.) FLOOR 2 47.3 m² (509 sq.ft.)
TOTAL : 132.9 m² (1,430 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

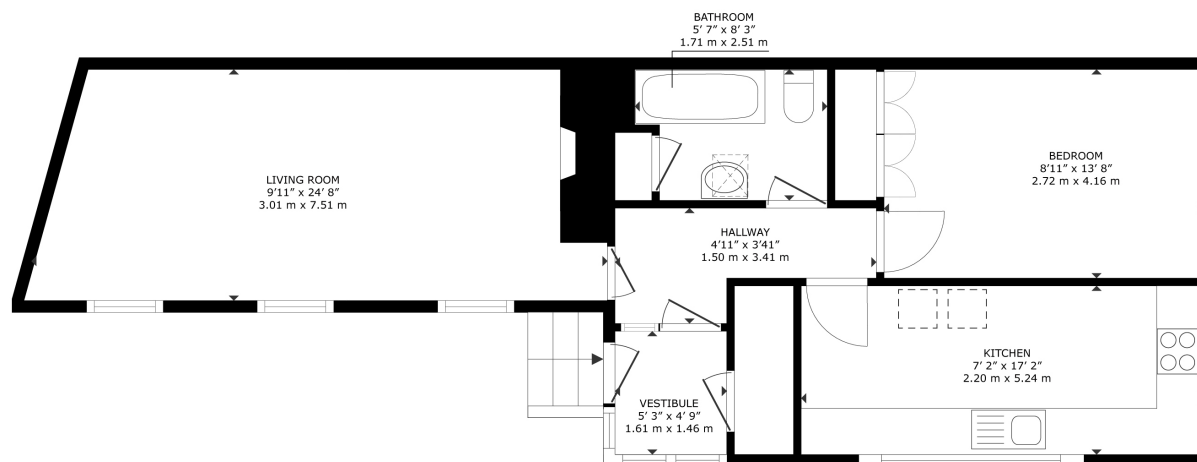
To the rear of the garden is a self contained cottage/annexe known as Isleornsay Cottage. **Please note, this is on the same title as the main house and is not available separately.**

The current owners have rented the cottage out on long term rental but it also has potential as a holiday let or simply as additional separate accommodation for guests or visitors. It is separately metered for gas and electricity and has its own council tax band B. The cottage consists of a large living room with windows overlooking the garden, an attractive bright kitchen with wall and floor units, gas cooker, washing machine and tumble dryer. There is a double bedroom and modern style bathroom with bath, WC and WHB, heated towel rail and mirrored cabinet.

The cottage furniture may be available by separate negotiation.

Externally there is an attractive cobble effect driveway to the side of the house which accommodates several vehicles and to the opposite side are some raised beds. There is a garden area to the front with gravel and flower beds. To the rear there is a large garden between the two houses. This is beautifully laid out with a raised patio area with pergola over with further footpaths leading to various areas. There is a large, well insulated, workshop/summer house with light and power to the side and areas of lawn and flower beds.





7 Tom-na-Moan Pitlochry PH16 5HL - Cottage

GROSS INTERNAL AREA
FLOOR PLAN 61.9 m² (666 sq.ft.)
TOTAL : 61.9 m² (666 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

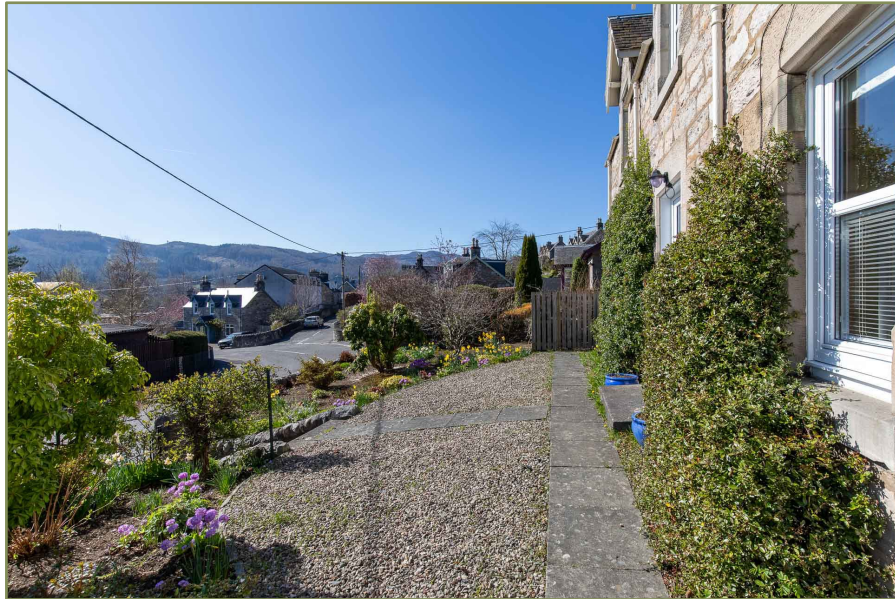
J & H Mitchell : 51 Atholl Road, Pitlochry, PH16 5BU : 01796 472606 : www.jandhmitchellproperty.co.uk : info@jandhmitchell.com

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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.

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 the hill. No 7 is on the left just passed the turn off to Nursing Home Brae.





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