



10 Duff Avenue Moulin PH16 5EN

Offers Over £290,000

10 Duff Avenue is a well kept three bedroom house located in a peaceful cul-de-sac in Moulin village.

Enter into a bright hallway and then through double doors to a very spacious living room which has a large picture window to the front which spans the full width of the room. There is built-in shelving and double doors leading into a good sized conservatory which has lovely views over the garden to the hills beyond the town.

The kitchen consists of white wall and floor units with a space for a small dining table if desired. There is a cooker, washing machine, dishwasher and fridge. At the end there is a small corridor which is shelved for storage and gives an alternative access to the garden and also a door into the garage.

To the other side of the house, there are three bedrooms, two doubles and one single. The bathroom consists of a bath, WC and WHB with heated towel rail.



Externally there is a driveway and parking to the front with a large area of lawn. The rear garden is also mainly lawn and slopes down to a gate onto Baledmund Road.

There is a garage which links the house to the neighbouring property. There is potential for converting this as the neighbour has done to create more living space if desired, subject to appropriate planning permissions.

The village of Moulin is on the outskirts of Pitlochry and enjoys easy access to many local walks including the local mountain Ben Vrackie. The Moulin Inn is an attractive hotel which was originally an old coaching inn from the late 1600s and is popular with locals and visitors.

Pitlochry and Moulin are located within a beautiful part of Highland Perthshire and are surrounded by stunning scenery. Pitlochry 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.

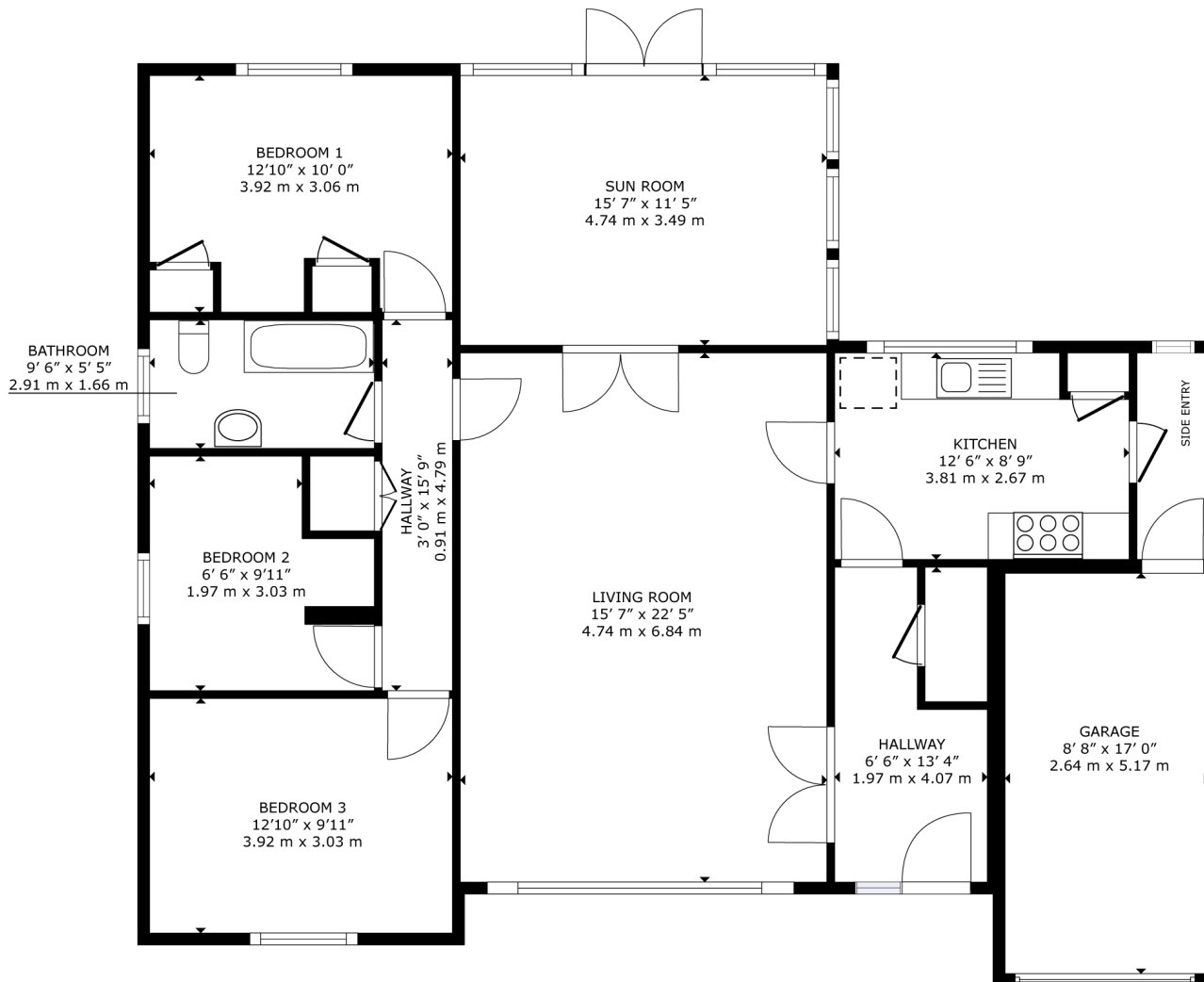


The Festival Theatre overlooks the River Tummel with the Pitlochry Dam and visitor centre close by. There is an extensive network of footpaths and cycle ways around the area, many of which are easily accessible from the house, and there are bus and rail links connecting to Perth, the Central Belt and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

Directions

From our Pitlochry office, head north through town and turn right onto West Moulin Road (signposted Moulin) Continue up hill to reach Moulin. Turn left immediately after Moulin Inn onto Baledmund Road. Turn left at junction onto Craiglunie Road. Duff Avenue is first on left. No 10 is on the left.





10 Duff Avenue Pitlochry PH16 5EN

GROSS INTERNAL AREA
FLOOR PLAN 117.1 m² (1,261 sq.ft.)
EXCLUDED AREAS : GARAGE 13.7 m² (147 sq.ft.)
TOTAL : 117.1 m² (1,261 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

These particulars have been prepared in all good faith to give a fair overall view of the property. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise not that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matter prior to purchase. Any areas, measurements or distances referred to are given as a guide only. Purchasers must satisfy themselves as to all items included in the particulars.



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