



J&H Mitchell^{WS}
SOLICITORS & ESTATE AGENTS
— Since 1836 —



23 Tomcroy Terrace Pitlochry PH16 5JA

Offers Over £200,000

23 Tomcroy Terrace is a three-bedroom semi-detached house in a much sought after area of Pitlochry.

The house consists of a good sized living room to the front. The kitchen overlooks the rear garden and has a selection of wall and floor units. There is a cooker and space for a small dining table if desired.

There are three double bedrooms, and a shower room which consists of a walk-in shower, WC & WHB.

Externally the front garden is mainly lawn with some shrubs and a footpath to the front door. The rear garden is mainly lawn with two garden sheds. There is a gate at the end of the rear garden leading to a parking area which is part of the property and is accessed via Leslie Place. There is also potential to create additional parking within the front garden area subject to appropriate permissions if desired.



The house benefits from having photovoltaic solar panels which supply power back into the National Grid. New insulation and rendering was carried out around 1995.

Please be aware, the house is of non-standard steel construction known as "Atholl Steel (1926-28)" which may be unsuited to some lenders.



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.



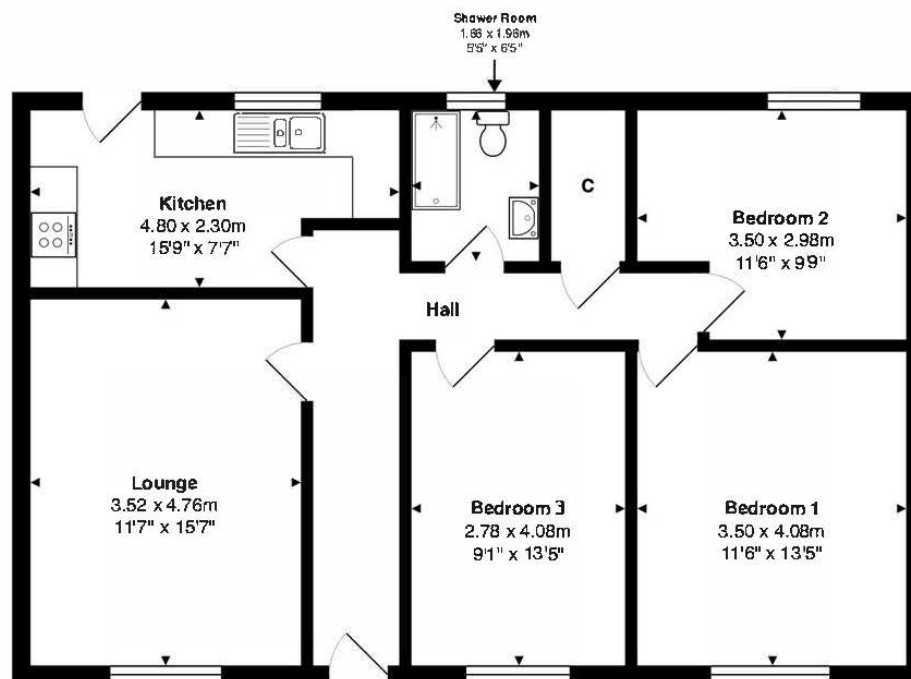
Directions

From our office in Pitlochry, head south on Atholl road and turn left onto East Moulin Road just before the railway bridge. Continue up the hill through several bends and watch for the right turn onto Tomcroy Terrace. No 23 is on the left, a little after the Finlay Terrace turn off.

23 Tomcroy Terrace, Pitlochry, PH16 5JA

Total Area: 82.3 m² ... 886 ft²

All measurements are approximate and for display purposes only



Ground Floor





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.