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# 19 East Moulin Road Pitlochry PH16 5HY

## Offers Over £210,000

19 East Moulin Road is an immaculately presented two bedroom house located in Pitlochry.

This desirable house is in walk-in condition and has been tastefully decorated throughout to create a bright and airy feel.

Enter into a hallway which makes clever use of the understair area for shelving and hanging area. The large living/dining room is to the side, this dual aspect room with the living area to the front and a lovely dining area to the back of the house.

The kitchen has a good range of wall and floor units in pale wood with dark worktops and splashbacks that create a very stylish room. There is an integrated electric oven and gas hob with spaces for washing machine, fridge-freezer and dishwasher. There is an external door to the rear garden which the current owner favours for their access.





On the upper floor, there are two good sized double bedrooms, both with built-in wardrobes. The bathroom has a bath with a shower over, WC, WHB and bathroom cabinet.

Externally, there is an outdoor office/garden room on a raised area to the side of the house. This is a versatile building with many potential uses, currently an office, it could be used as a studio, workshop or even as an occasional bedroom.

The rear garden is gravelled with a patio area, raised beds and two garden sheds. To the side there is a driveway with parking for two vehicles. The front garden is slightly raised with a retaining wall and is gravelled with assorted planting.

The roof and external walls have been treated and sealed in 2024, see home report for further information.

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.







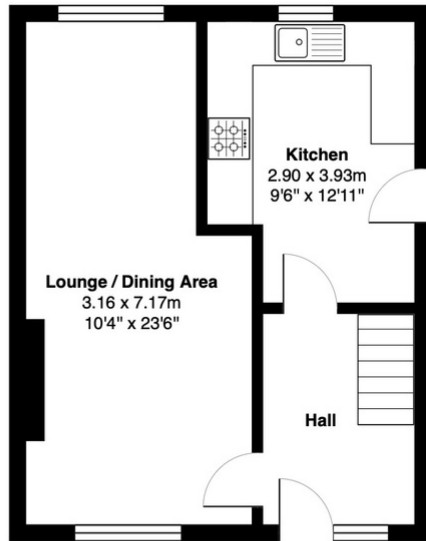
## Directions

From our office in Pitlochry, head south on Atholl Road and turn left onto East Moulin Road a little before the railway bridge. Follow the road uphill round several bends, passing the turn off to Higher Oakfield. No 19 is on the left, the last of a line of 6 semi-detached houses.

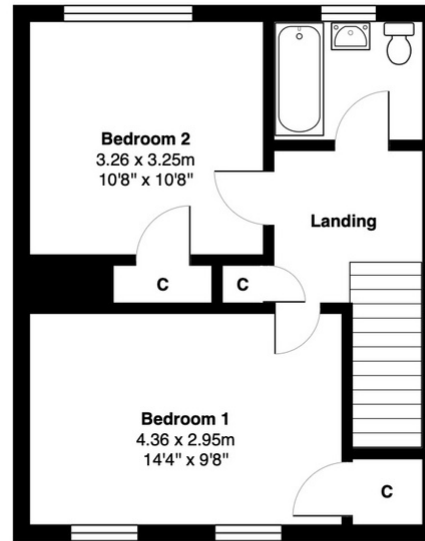
### 19 East Moulin Road, Pitlochry

Total Area: 86.7 m<sup>2</sup> ... 934 ft<sup>2</sup>

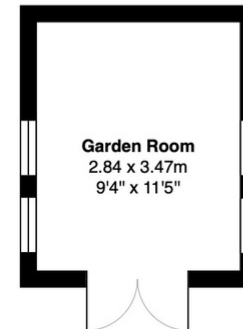
All measurements are approximate and for display purposes only



Ground Floor



First Floor







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