



7A Tom-Na-Moan Road
Pitlochry | PH16 5HL

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|-------------------|---|------------------------------|
| • RECEPTION ROOMS | 1 | • ON STREET PARKING |
| • BEDROOMS | 1 | • CLOSE TO AMENITIES |
| • BATHROOMS | 1 | • IDEAL FOR FIRST TIME BUYER |



OFFERS OVER
£125,000

7A TOM-NA-MOAN ROAD

This ideally positioned bright and welcoming detached cottage is in an established residential area close to the town centre and sits in an elevated position within mature garden grounds.

The accommodation is well thought out and consists of a large living/dining room with a feature fireplace and large windows overlooking the garden, a well-equipped kitchen, a double bedroom with built-in storage and a bathroom with a shower over the bath. Heat is provided by both gas central heating and electric.

Pedestrian access is over a cobble effect driveway onto a pathway which leads to the patio seating area at the front of the property, which is surrounded by a colourful mix of plants and shrubs. The boundary fence offers privacy from the neighbouring properties, and parking is available on street.

The furniture and appliances may be available by separate negotiation.

LOCATION

Pitlochry is a popular tourist destination in the heart of Highland Perthshire.

Located just off the A9, it is easily accessible by road and rail with good bus services and direct train services to London and Inverness including the Caledonian Sleeper Service.

The town benefits from a good variety of shops, restaurants and cafes, a medical centre, community hospital, veterinary surgery, town hall, leisure centre and an all-through school from 2-16 years, plus many attractions including Pitlochry Festival Theatre, The Dam Visitor Centre and Salmon Ladder and a good network of walking & cycle routes.





DIRECTIONS

From our office in Pitlochry, head up Bonnethill Road and turn right onto Toberargan Road. Continue following the road round to the left and then to the right as you continue uphill. 7A is on the left after the turn off to Nursing Home Brae and situated behind number 7.

FIXTURES & FITTINGS

All fixtures and fittings are included in the sale unless otherwise stated.

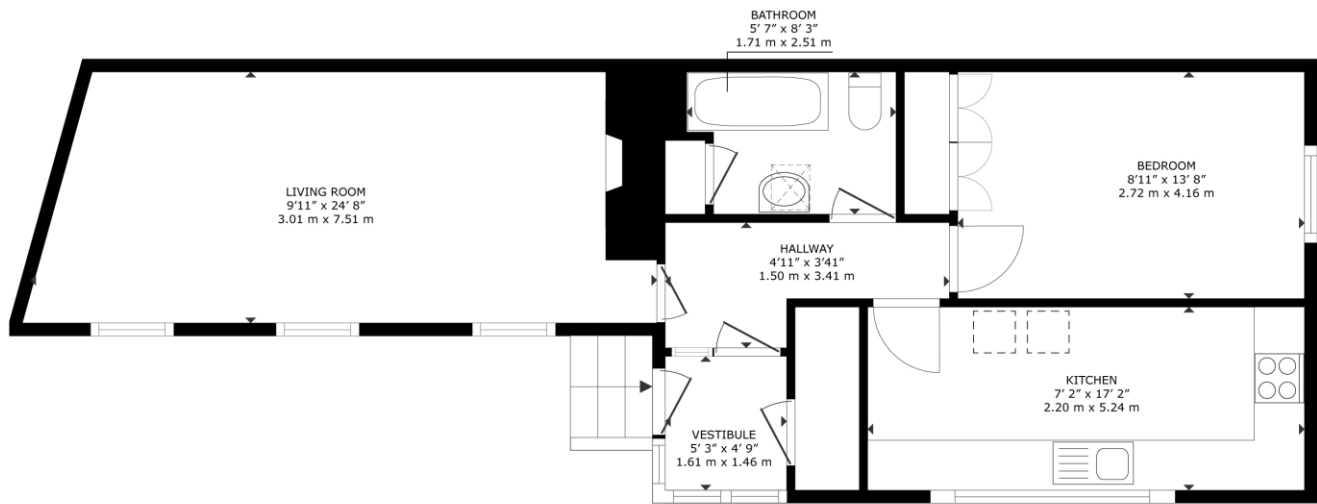
VIEWINGS

By appointment with J & H Mitchell Solicitors & Estate Agents

01796 472606 | property@jandhmitchell.com | www.jandhmitchellproperty.co.uk

EPC RATING E

COUNCIL TAX BAND B



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.

Whilst every attempt has been made to ensure the accuracy of the details in these sales particulars, any measurements of doors, windows, rooms, other items and distances are purely for illustrative purposes and should be taken as a guide. Nothing in these particulars is a statement as to the structural condition of the property, poor or otherwise, nor that any services, appliances, facilities or equipment are in good working order. Prospective purchasers should satisfy themselves on such matters prior to purchase.