



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

- RECEPTION ROOMS 2
- BEDROOMS 3
- BATHROOMS 2
- DRIVEWAY
- QUIET RESIDENTIAL AREA
- CLOSE TO AMENITITES



OFFERS OVER
£340,000

ISLEORNSAY, 7 TOM-NA-MOAN ROAD

Isleornsay is an immaculately presented traditional Victorian three-bedroom detached home located in a peaceful residential area in Pitlochry.

The main entrance to the property takes you into the hallway with the dining room/3rd bedroom to your left and the kitchen to the right. The kitchen is well fitted with modern style units, a Rangemaster cooker and a large and practical double-sided breakfast bar which incorporates drawer storage below. To the rear of the property is a useful utility room an office area and the fabulous, vaulted ceiling living room which has dual aspect windows and French doors to the garden.

Upstairs there are two double bedrooms, one with built-in wardrobes and the modern family bathroom.

The tiered garden to the rear is beautifully well-stocked with a colourful array of plants and shrubs. Pathways weave through the levels leading to a raised patio area with a pergola. There is a large, well-insulated, workshop/summer house with light and power and a cobble effect driveway with parking for two cars.

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 Bonneathill Road and turn right onto Toberargan Road. Follow the road round to the left and then to the right as it continues up the hill, you will find Isleornsay on the left after the turn off to Nursing Home Brae.

FIXTURES & FITTINGS

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

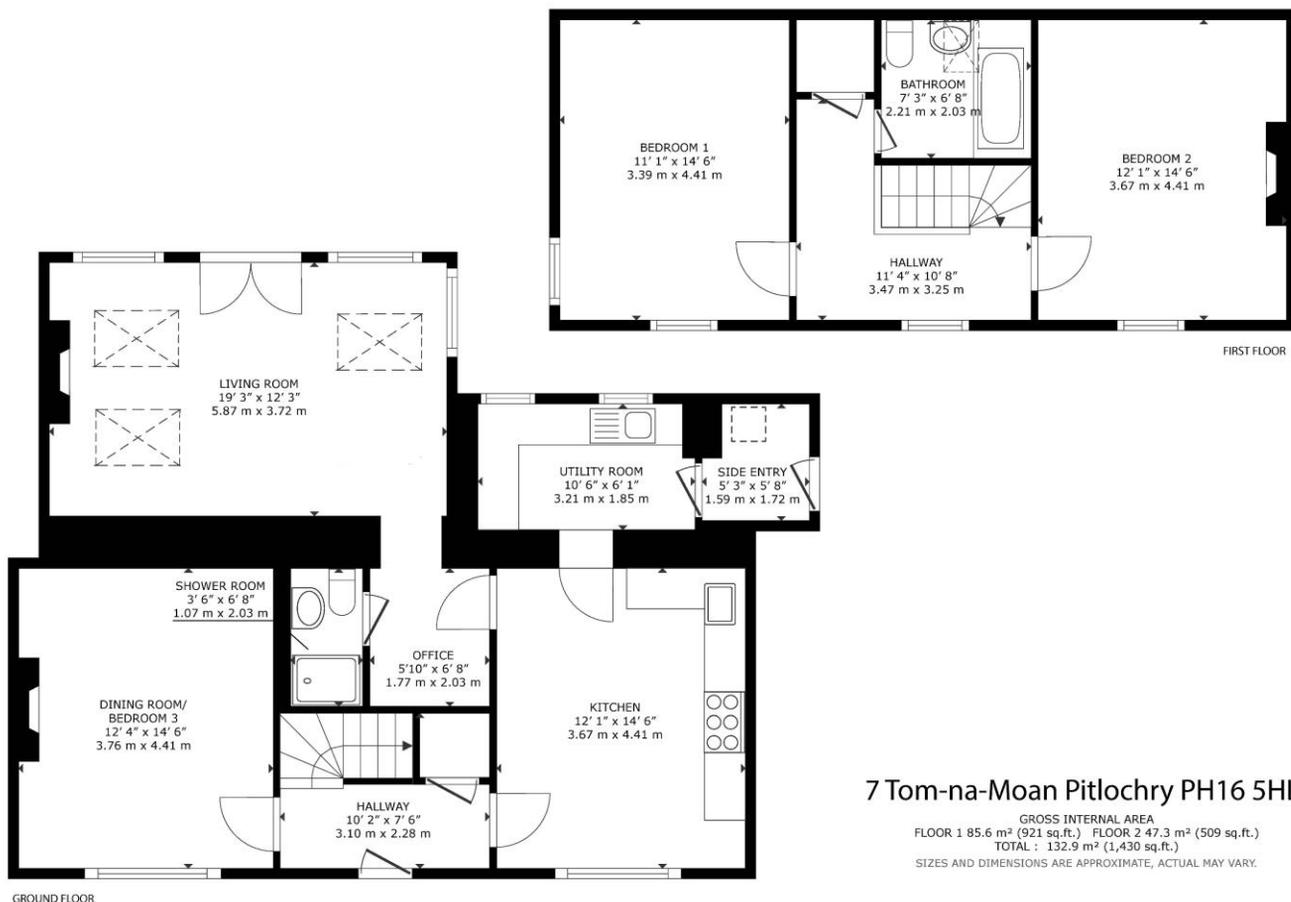
VIEWINGS

By appointment with J & H Mitchell Solicitors & Estate Agents.

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EPC RATING D

COUNCIL TAX BAND D



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.

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.