



## 8 Torwood Place | Birnam Dunkeld | PH8 0DJ

- RECEPTION ROOMS
- BEDROOMS
- BATHROOMS
- 1 • DOUBLE GARAGE
- 2 • GARDEN
- 1 • QUIET RESIDENTIAL AREA



OFFERS OVER  
£175,000

## 8 TORWOOD PLACE

Set back from Perth Road, Birnam in a peaceful residential location, this well-presented two-bedroom ground floor flat offers comfortable and practical accommodation with a spacious garage and storage space.

The property features a bright open-plan living and kitchen area, fitted with a range of units, some appliances including a washer/dryer, making it ideal for modern living. The bathroom is well appointed with a white suite and a shower over the bath.

There are two bedrooms, one of which is a generous double, the smaller of the two has a built-in wardrobe providing flexible space for occupants, guests, or home working.

Additional benefits include double glazing, gas central heating throughout, a private garage with useful storage, an allocated coal bunker./wood store and a garden area.

Set within a quiet yet well-connected location, just a short distance from the Birnam Hotel, due to reopen this year, this property offers an excellent opportunity for first-time buyers, downsizers, or investors.

### LOCATION

Dunkeld and Birnam are two villages on opposite banks of the River Tay, the historic cathedral “city” of Dunkeld on the north bank, and Birnam on the south bank. Located just off the A9 it is easily accessible by road and Dunkeld station is on the main London to Inverness rail route. It is one of the best-preserved historic towns in Scotland, around which is a fantastic choice of walks and cycle routes in breath-taking surroundings.

Dunkeld and Birnam has a dynamic community, with a lively arts and music scene, a primary school, Doctor’s surgery, dentist, great places to eat or spend the evening in plus a wonderful selection of quality independent shops and galleries. There are many attractions to enjoy in the local area including Birnam Arts, Dunkeld Cathedral, The Birnam Oak, Niel Gow’s Statue, Ossian’s Hall of Mirrors at The Hermitage and Beatrix Potter’s Exhibition and Garden.





## DIRECTIONS

From the A9 travelling south from Pitlochry, turn off at the junction on your left for Dunkeld and Birnam A923. Take the immediate right onto Perth Road and continue through Birnam for 0.7 miles and turn left into Torwood Place.

## FIXTURES & FITTINGS

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

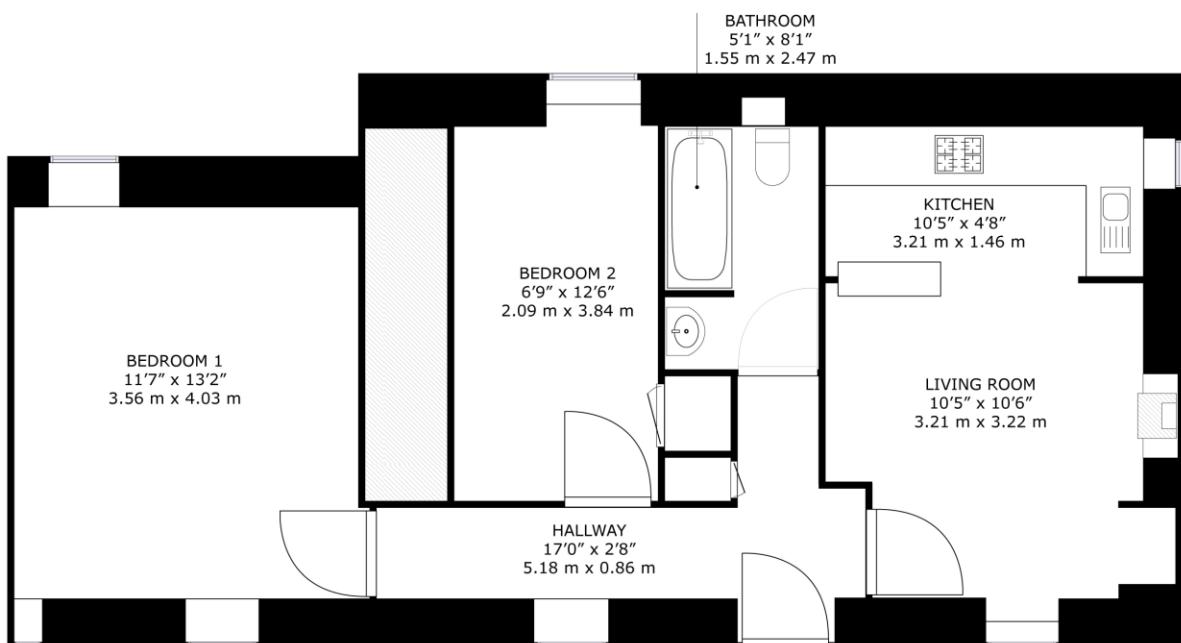
## VIEWINGS

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

01796 472606 | [property@jandhmitchell.com](mailto:property@jandhmitchell.com) | [www.jandhmitchellproperty.co.uk](http://www.jandhmitchellproperty.co.uk)

## EPC RATING D

## COUNCIL TAX BAND B



8 Torwood Place, Birnam, Dunkeld PH8 0DJ

GROSS INTERNAL AREA

TOTAL: 525 sq.ft. 48.8 m<sup>2</sup>

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.