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Leading Perthshire Estate Agency

Tigh Na Linne, 16 West Moulin Road, Pitlochry, PH16 5EA

Offers Over £325,000


NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

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Many thanks for your interest with Tigh Na Linne, 16 West Moulin Road, Pitlochry, PH16 5EA.

Next Home Estate Agents dedicate themselves to be available when you are, offering an unbeatable service 7 days a week until 9pm.

We have the largest sales team in Perthshire, operating from our 5 offices throughout Perthshire and delivering more sales than any other estate agent.

Not only are we Perthshire's Number 1 choice but we are also local. One of the reasons we know the local markets so well is because we live here. So let us guide you through the selling and buying process.

If you're a first time buyer we have incentives to help get you onto the property ladder - our consultants can advise you through the whole process.

We offer free, no obligation mortgage advice to all our buyers.

If you have a property to sell, contact us to arrange a valuation. We are renowned in getting our customers moving quicker and at a higher price than our competitors. Put us to the test and get your free valuation today, call 01738 444342.

If you would like to be kept informed of other great properties like this one please register on our hot buyers list, where we will email you of new property listings and property open days.

About the Area

Pitlochry is set in the heart of the beautiful Perthshire countryside and is served by a wide range of local facilities and amenities including shopping, banking, professional offices, doctor's surgery and a community hospital.

The town remains a popular holiday destination and attractions include the fish ladder, Pitlochry festival theatre and the nearby Blair castle. The town is bypassed by the A9 trunk route providing easy access to the North and South.



Property Summary

We are delighted to bring to the market this Charming THREE BEDROOM DETACHED VICTORIAN VILLA situated within lovely garden grounds in the town of Pitlochry.

The property would benefit from some cosmetic upgrading, however, will make an excellent family home in a desirable location.

The accommodation comprises entrance porch; hall; lounge with feature fireplace; dining room with large under stair cupboard; kitchen; rear hall with door to the garden; shower room and double bedroom on the ground floor level together with 2 further double bedrooms and bathroom on the first floor.

There is double glazing and gas central heating throughout.

Externally there are beautifully landscaped garden grounds which are enclosed and predominantly laid to lawn with planted borders, 2 timber sheds, 2 Greenhouses and garage.



Key property features

- ✓ Detached Villa
- ✓ Landscaped Garden Grounds
- ✓ Versatile accommodation
- ✓ 2 Public Rooms
- ✓ 3 Double Bedrooms
- ✓ Lovely Views
- ✓ Close to amenities
- ✓ Original Fireplaces
- ✓ Garage
- ✓ Scenic walks nearby









Next Home - Tigh Na Linne, 16 West Moulin Road, Pitlochry, PH16 5EA

An aerial photograph of a residential neighborhood, showing rows of houses with red brick walls and grey roofs. The image is overlaid with a semi-transparent blue filter. The houses are arranged in a grid-like pattern, with some featuring rear gardens and garages. The overall scene is a typical suburban housing estate.

Have a property to sell?

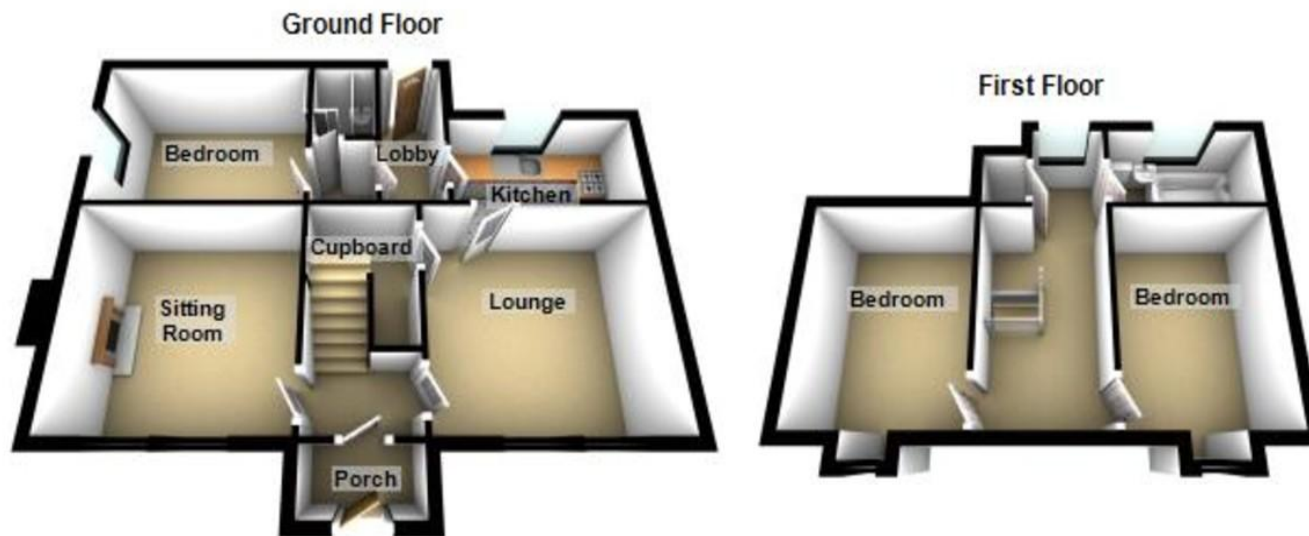
An expert from our local branch will provide you with the most accurate valuation.



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Floorplans



Property Room Sizes

DINING ROOM

14' 5" x 11' 9" (4.39m x 3.58m)

KITCHEN

10' 2" x 6' 2" (3.1m x 1.88m)

LOUNGE

14' 7" x 11' 9" (4.44m x 3.58m)

GROUND FLOOR BEDROOM

12' 9" x 9' 2" (3.89m x 2.79m)

SHOWER ROOM

4' 11" x 4' 7" (1.5m x 1.4m)

BEDROOM

13' 9" x 11' 9" (4.19m x 3.58m)

BEDROOM

14' 5" x 9' 2" (4.39m x 2.79m)

BATHROOM

11' 9" x 6' 2" (3.58m x 1.88m)



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TO ARRANGE A VIEWING OF THIS PROPERTY PLEASE TELEPHONE YOUR LOCAL BRANCH BELOW:

63 – 65 George Street, Perth 01738 44 43 42

41 - 43 Allan Street, Blairgowrie..... 01250 39 80 02

47a Atholl Road, Pitlochry..... 01796 54 80 14

1a James Square, Crieff.....01764 65 00 44

211 High Street, Auchterarder.....01764 66 36 66

Email sales@nexthomeonline.co.uk

For more information about Next Home and our services please visit www.nexthomeonline.co.uk

The only Perthshire estate agent available 7 days until 9pm

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