



**Premier
Properties**
Perth



17 West Moulin Road, Pitlochry, PH16 5EA Offers Over £250,000

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Benefitting from a secluded position in the town, the property is in close proximity to the Bowling Green, Church, Town Hall and local Co-Op supermarket along with all amenities Pitlochry has to offer. It is also close to two bus stops and within walking distance to the primary & secondary schools.

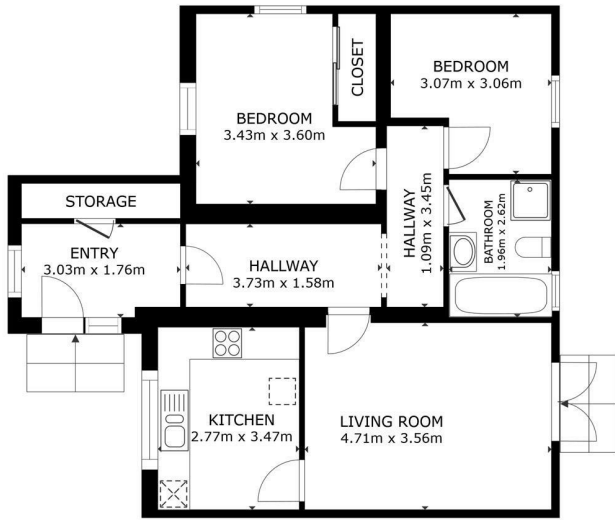
The accommodation is bright and spacious throughout, comprising: Entrance Vestibule, Hall, Lounge, Kitchen, Two Bedrooms and Bathroom with WC. White goods are to be included in the sale.

Heating is provided via gas central heating and the property is double glazed throughout.

Externally, there are garden grounds to the front, side and rear. The rear garden is a fantastic suntrap providing an excellent degree of privacy making it ideal for enjoying the finer weather during the warmer months. There is an area of lawn bordered with an array of shrubs and bushes along with a slabbed patio area. The gravelled driveway to the front provides off street parking for multiple vehicles, leading to the large timber garage.

- Two Bedrooms
- Double Glazing
- Gas Central Heating
- Garage
- Garden
- Close To Local Amenities
- Off Street Parking
- Quiet Location





FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN: 74.8 m²
TOTAL: 74.8 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions
(92 plus) A		88	(82 plus) A
(81-91) B			(81-91) B
(69-80) C	72		(69-80) C
(55-68) D			(55-68) D
(38-54) E			(38-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
Scotland		Scotland	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



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