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15 Tom-na-moan Road, Pitlochry, PH16 5HL
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NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

15 Tom-na-moan Road, Pitlochry, PH16 5HL

Many thanks for your interest with 15 Tom-na-moan Road, Pitlochry, PH16 5HL.

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.

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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.

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FREE Valuations



We're open 7 days a week until 9pm



Registered Buyers



No obligation mortgage advice



Conveyancing Quotations



First Time Buyer with No Deposit



Next Home's Buying Guide



Next Home Open Days

About the Area

Pitlochry is one of Highland Perthshire's most sought-after towns, surrounded by stunning scenery and offering an excellent mix of shops, cafés, restaurants and everyday amenities. The town centre is within easy reach, while the surrounding area is ideal for anyone who enjoys the outdoors, with a wide choice of woodland walks, riverside routes and scenic trails close by.

Popular attractions include the River Tummel, Faskally Forest and the hills surrounding the town, while Pitlochry also offers a railway station with connections north and south. With beautiful countryside on the doorstep and a lively town centre close at hand, it is an ideal location for enjoying both convenience and the outdoors.














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Property Summary

This charming two-bedroom semi-detached traditional villa enjoys a fantastic setting in Pitlochry, combining characterful accommodation with a generous garden, excellent outdoor space and ample off-street parking. With two wood-burning stoves and a flexible layout, it is a home particularly well suited to enjoying life in Highland Perthshire.

The property is entered through a useful entrance porch, leading into the hallway and main ground-floor accommodation.

The lounge is a comfortable and welcoming room with plenty of space to relax, centred around a wood-burning stove which adds real warmth and character.

To the rear, the kitchen/dining room provides a sociable space for everyday living and entertaining, with room for a dining table and a second wood-burning stove creating another cosy focal point. From here there is access to a separate utility area and WC, adding useful practicality to the ground floor.

Upstairs are two well-proportioned bedrooms. The main bedroom is positioned to the rear and benefits from its own en-suite, while the second bedroom provides further comfortable accommodation. A separate bathroom completes the first floor.

Outside is where the property really comes into its own. The large garden offers several different areas to sit, relax and enjoy the surroundings, with established planting, mature boundaries, areas of lawn and attractive stonework adding to its character.





Key property features

- Charming 2-bedroom traditional semi-detached villa
- Desirable Pitlochry location close to the town centre
- Spacious and welcoming lounge
- Generous kitchen/dining room with second wood-burning stove
- Main bedroom with en-suite
- Separate bathroom plus ground-floor WC
- Large private garden with mature planting and seating areas
- Substantial workshop/outbuilding in the garden
- Ample off-street parking
- Wood-burning stove in the lounge & kitchen





























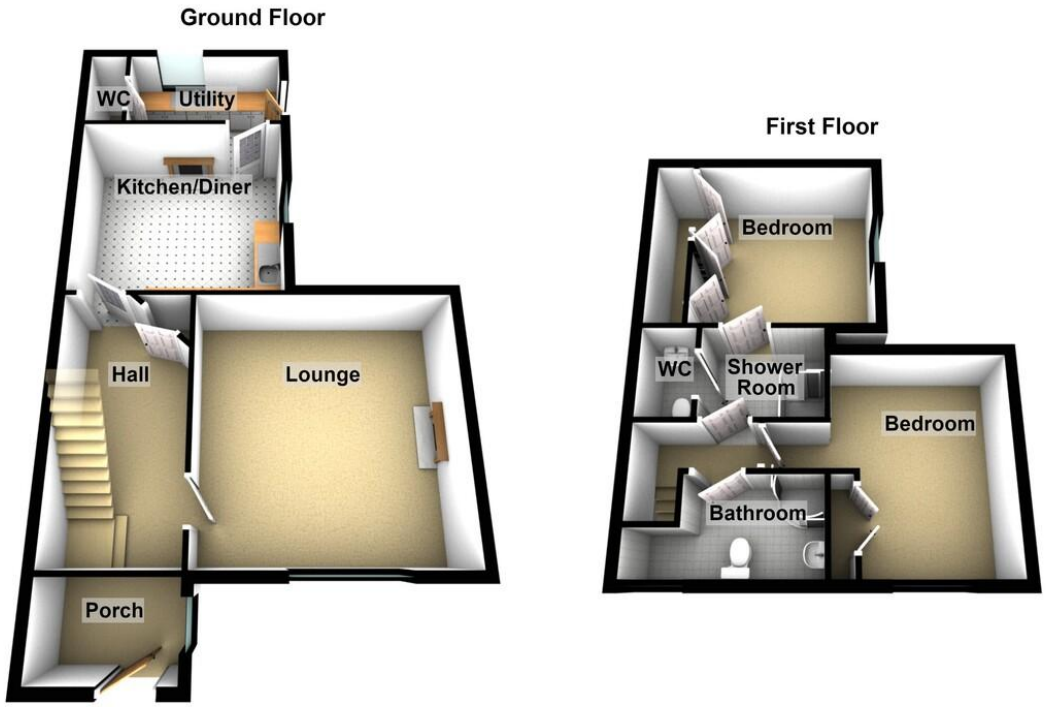







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Floorplans


Ground Floor
WC
Utility
Kitchen/Diner
Hall
Lounge
Porch
First Floor
Bedroom
WC
Shower Room
Bedroom
Bathroom





Property Room Sizes

ENTRANCE PORCH
7' 5" x 4' 3" (2.26m x 1.3m)
HALL
11' 6" x 3' 2" (3.51m x 0.97m)
LOUNGE
15' 3" x 14' 5" (4.65m x 4.39m)
KITCHEN/DINER
15' 10" x 14' 8" (4.83m x 4.47m)
UTILITY ROOM
10' 5" x 6' 6" (3.2m x 2m)
W/C
6' 6" x 2' 11" (2m x 0.9m)

LANDING

BEDROOM
14' 1" x 11' (4.29m x 3.35m)
ENSUITE
11' 4" x 4' 9" (3.45m x 1.45m)
BEDROOM
15' 6" x 13' 1" (4.72m x 3.99m)
BATHROOM
10' 1" x 6' 9" (3.07m x 2.06m)

PLEASE NOTE: These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract intending, purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property. All room sizes are approximate and for general guidance only. They cannot be relied upon for fitting carpets, furniture etc.

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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

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