



## 12 East Moulin Road Pitlochry | PH16 5HU

- RECEPTION ROOMS 2
- BEDROOMS 3
- BATHROOMS 2
- MATURE GARDEN
- SUNROOM
- CONVENIENT LOCATION



OFFERS OVER  
£250,000

## 12 EAST MOULIN ROAD

A charming three-bedroom detached home set within mature, private garden grounds, offering a wonderful opportunity for modernisation.

The accommodation includes a spacious living room, kitchen, and a bright dining sunroom that overlooks the garden.

The ground floor also benefits from a versatile bedroom and a conveniently located shower room and separate bathroom.

Upstairs, the property features two additional bedrooms, thoughtfully created within an attic conversion, adding character and maximising space.

Externally, the home is surrounded by established gardens with a variety of hidden seating areas and winding pathways, creating a peaceful and secluded setting. In addition, there is an outdoor washroom conveniently located next to the kitchen.

While the property would benefit from updating, it presents an excellent opportunity to create a stylish and comfortable family home in a desirable setting.

## 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 south along Atholl Road and turn left onto East Moulin Road. Pass the entrance to Fenton Terrace on the corner and you will find the property directly above on your right.

## FIXTURES & FITTINGS

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

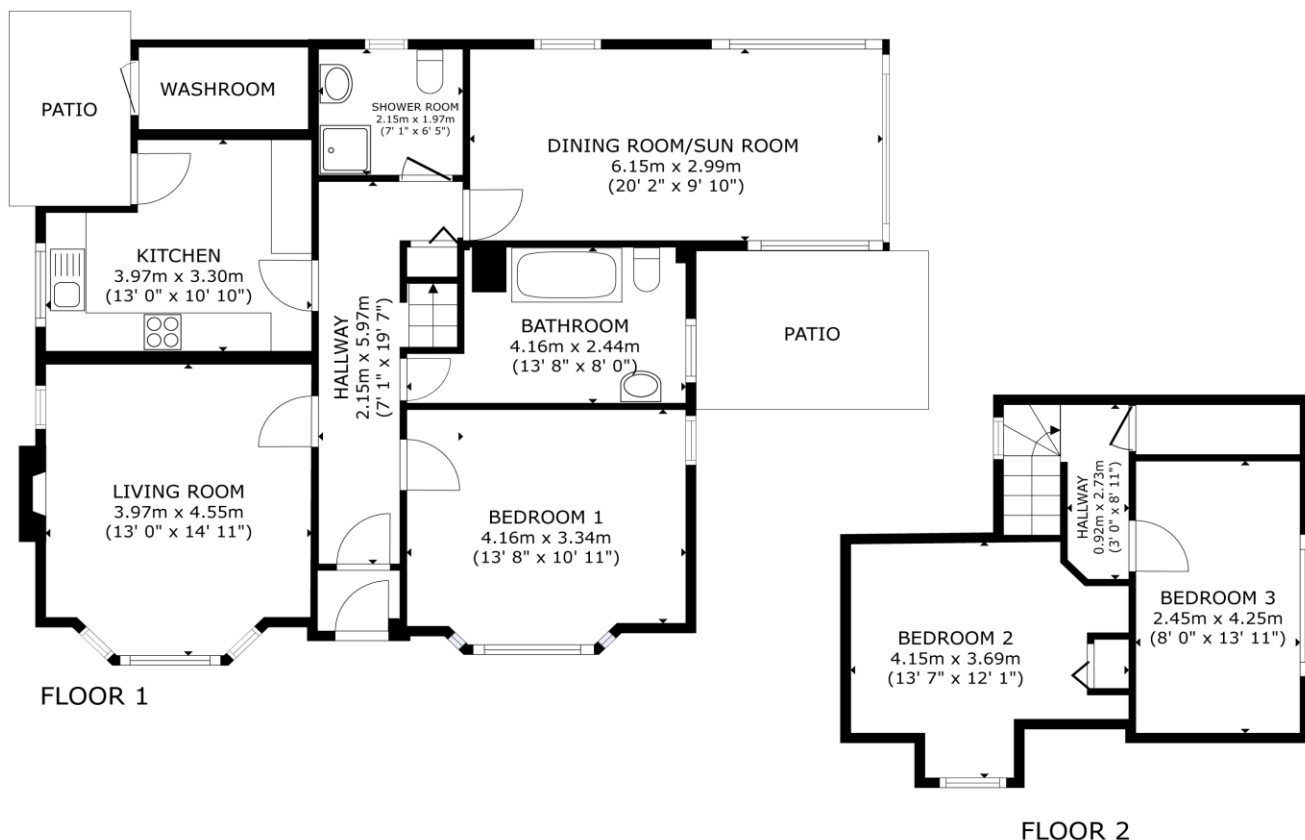
## VIEWINGS

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 C



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GROSS INTERNAL AREA  
FLOOR 1 95.2 m<sup>2</sup> (1,025 sq.ft.) FLOOR 2 30.0 m<sup>2</sup> (323 sq.ft.)  
EXCLUDED AREAS : PATIO 6.8 m<sup>2</sup> (73 sq.ft.)  
TOTAL : 125.2 m<sup>2</sup> (1,348 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.