



## 23 Tomcroy Terrace Pitlochry | PH16 5JA

- RECEPTION ROOMS 1
- BEDROOMS 3
- BATHROOMS 1
- CLOSE TO AMENITIES
- OFF STREET PARKING
- NON-TRADITIONAL CONSTRUCTION



OIRO  
£150,000

## 23 TOMCROY TERRACE

23 Tomcroy Terrace is a three-bedroom semi-detached house in a much sought after area of Pitlochry.

The house consists of a good-sized living room to the front. The kitchen overlooks the rear garden and has a selection of wall and floor units. There is a cooker and space for a small dining table if desired.

There are three double bedrooms, and a shower room which consists of a walk-in shower, WC & WHB.

Externally the front garden is mainly lawn with some shrubs and a footpath to the front door. The rear garden is mainly lawn with two garden sheds. There is a gate at the end of the rear garden leading to a parking area which is part of the property and is accessed via Leslie Place.

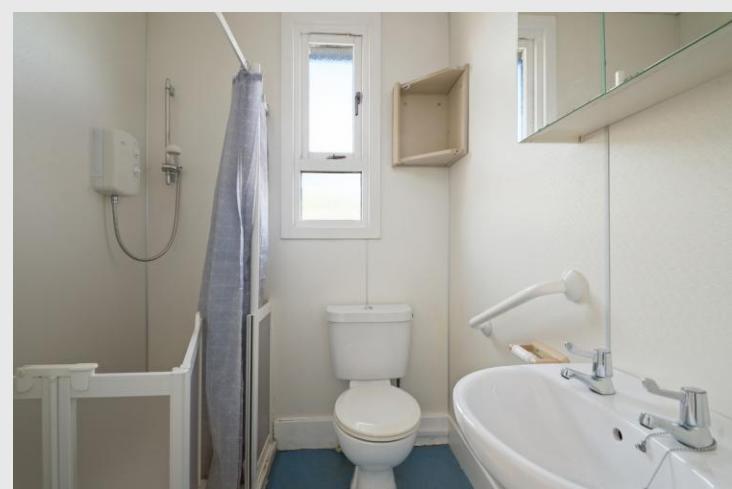
Please be aware, the house is of non-standard steel construction known as "Atholl Steel (1926-28)" which may be unsuited to some lenders.

## 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 on Atholl road and turn left onto East Moulin Road just before the railway bridge. Continue up the hill through several bends and watch for the right turn onto Tomcroy Terrace. No 23 is on the left, after the Finlay Terrace turn off.

## 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 C

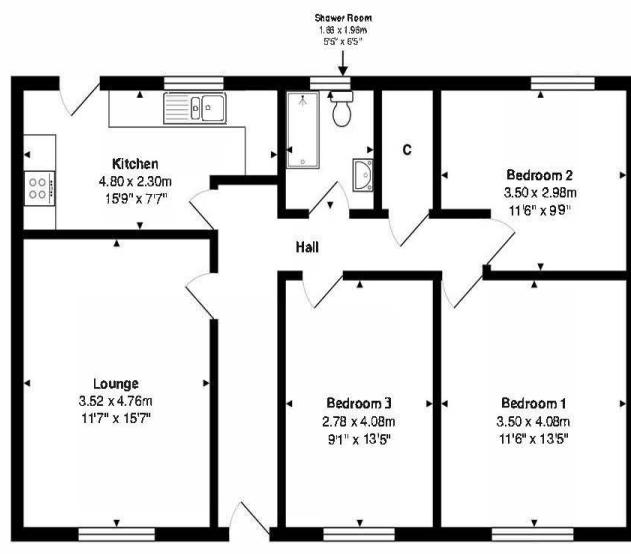
## COUNCIL TAX BAND C

### 23 Tomcroy Terrace, Pitlochry, PH16 5JA



Total Area: 82.3 m<sup>2</sup> ... 886 ft<sup>2</sup>

All measurements are approximate and for display purposes only



Ground Floor

**J&H Mitchell**  
SOLICITORS & ESTATE AGENTS  
Since 1836



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.