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Craig Dubh Cottage and Craig Dubh Bungalow, Manse Road,
Moulin, Pitlochry, PH16 5EP

Offers Over £499,950


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Buying with Next Home

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Manse Road, Moulin, Pitlochry, PH16 5EP

Many thanks for your interest with Craig Dubh Cottage and Craig Dubh Bungalow, Manse Road, Moulin, Pitlochry, PH16 5EP.

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.

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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 a picturesque Highland town renowned for its stunning scenery, welcoming community, and vibrant tourist appeal.

Surrounded by mountains, lochs, and forests, it offers endless opportunities for walking, cycling, fishing, and outdoor pursuits. The town itself boasts a variety of independent shops, cafés, restaurants, and cultural attractions, including the famous Pitlochry Festival Theatre and two whisky distilleries.

Excellent transport links include a mainline railway station with services to Inverness, Perth, and Edinburgh, making Pitlochry ideal for both residents and visitors. A mix of traditional stone villas, cottages, and modern homes makes it a highly desirable place to live.





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Property Summary

A rare opportunity to purchase this charming traditional detached five-bedroom villa and detached one bedroom bungalow both boasting beautiful open views. The main house combines classic character with generous living space, making it ideal for families or those seeking a peaceful Highland retreat.

The accommodation is well-proportioned throughout comprising hall; large dining kitchen with integrated double oven, hob, dishwasher and fridge/freezer together with space for a washing machine; bright lounge with doors to garden; dining room/snug; WC and bedroom with en-suite on the ground floor together with 4 bedrooms, bathroom and attic room on the first floor. Large windows allow natural light to flood in while perfectly framing the surrounding scenery.

In addition to the main residence, the property benefits from a separate one-bedroom detached bungalow, set within the same title. This versatile addition is perfect for guest accommodation, holiday letting, or independent living for extended family members.

Externally, the property enjoys a pleasant setting with attractive grounds and a sense of privacy, all while being conveniently located within easy reach of Pitlochry's amenities, transport links, and renowned natural surroundings.

There are a potting shed and store, paved patio, burn adjacent and large cellar below the bungalow providing excellent storage.

Early viewing is highly recommended to appreciate the accommodation on offer.



Key property features

- ✓ 5 bedroom detached traditional villa and 1-bedroom detached bungalow
- ✓ Rare to the market
- ✓ Versatile accommodation
- ✓ Close to amenities
- ✓ Quiet location with lovely views
- ✓ Large, enclosed garden with burn adjacent
- ✓ Potential for holiday let
- ✓ Modern dining kitchen, snug/dining room, bright lounge & attic room
- ✓ En-suite shower room, bathroom & WC in main house
- ✓ Double bedroom, bathroom and lounge/kitchen in bungalow
- ✓ Recently installed boiler, kitchen and carpets







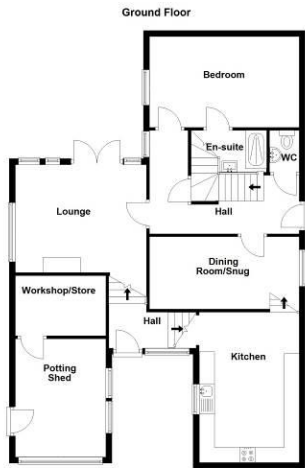








Floorplans



Floor Plan



Floor Plan



Property Room Sizes

VESTIBULE/HALL

7' 4" x 4' 9" (2.24m x 1.45m)

KITCHEN/DINER

16' 10" x 11' 5" (5.13m x 3.48m)

DINING ROOM/SNUG

15' 6" x 9' 4" (4.72m x 2.84m)

HALL

16' 6" x 6' 0" (5.03m x 1.83m)

LOUNGE

16' 7" x 15' 10" (5.05m x 4.83m)

WC

7' 0" x 3' 3" (2.13m x 0.99m)

GROUND FLOOR DOUBLE BEDROOM

15' 10" x 8' 4" (4.83m x 2.54m)

GROUND FLOOR EN-SUITE SHOWER ROOM

6' 8" x 4' 11" (2.03m x 1.5m)

BEDROOM 2

15' 1" x 10' 1" (4.6m x 3.07m)

BEDROOM 3

15' 11" x 7' 11" (4.85m x 2.41m)

BEDROOM 4

11' 4" x 7' 2" (3.45m x 2.18m)

BEDROOM 5

8' 9" x 7' 7" (2.67m x 2.31m)

BATHROOM

9' 1" x 4' 10" (2.77m x 1.47m)

ATTIC ROOM

17' 3" x 11' 7" (5.26m x 3.53m)

POTTING SHED

12' 5" x 12' 0" (3.78m x 3.66m)

WORKSTORE

12' 5" x 7' 3" (3.78m x 2.21m)

BUNGALOW ACCOMODATION

HALL

12' 4" x 3' 1" (3.76m x 0.94m)

LOUNGE/KITCHEN

20' 7" x 11' 9" (W)" (6.27m x 3.58m)

BEDROOM

12' 10" x 11' 9" (3.91m x 3.58m)

BATHROOM

8' 4" x 5' 1" (2.54m x 1.55m)



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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

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