

# Buy your next home with Next Home

Leading Perthshire Estate Agency

64 East Moulin Road, Pitlochry, PH16 5ET

Offers Over £150,000



**NEXT HOME**  
ESTATE & LETTING AGENTS

# Buying with Next Home

64 East Moulin Road, Pitlochry, PH16 5ET

Many thanks for your interest with 64 East Moulin Road, Pitlochry, PH16 5ET.

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.

If you have a property to sell, contact us to arrange a valuation. We are renowned in getting our customers moving quicker and at a higher price than our competitors. Put us to the test and get your free valuation today, call 01738 444342.

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

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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.



# Property Summary

A rare opportunity to acquire a modern two-bedroom first-floor apartment, set within the highly sought-after and historic town of Pitlochry.

Offering generous accommodation throughout, this well-presented home is ideal for a first-time buyer or those seeking a low-maintenance property in a popular location. Accessed via a secure entry system, the apartment opens into a welcoming hallway with excellent storage, including two cupboards and access to a large attic space. The spacious lounge/dining room provides a comfortable and versatile living area, while the modern Wren shaker-style kitchen offers ample storage and space for casual dining.

Two well-proportioned double bedrooms and a three-piece bathroom complete the accommodation.

Outside, there is a private garden area suitable for a drying green and shed. The property further benefits from newly fitted double glazing, electric storage heating, and parking available to the front of the block.



# Key property features

- ✓ Ideal for first time buyers
- ✓ Ideal investment
- ✓ Secure door entry system
- ✓ Close to local amenities
- ✓ Spacious rooms throughout
- ✓ Large attic
- ✓ 'Wren' kitchen
- ✓ Newly fitted double glazing
- ✓ Electric heating
- ✓ Popular residential area









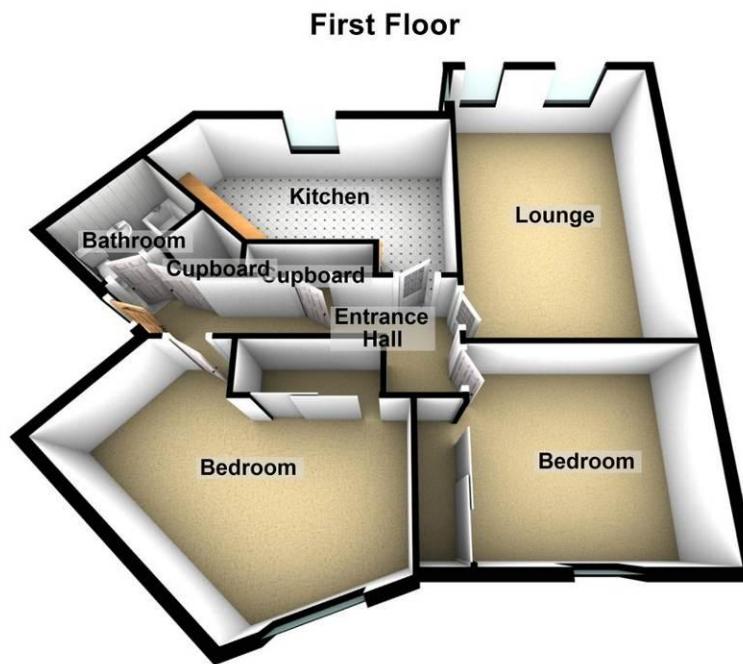
# Have a property to sell?

An expert from our local branch will provide you with the most accurate valuation.



# Floorplans

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# Property Room sizes

## ENTRANCE HALL

16' 2" x 5' 11" (4.93m x 1.8m)

## LOUNGE

17' 1" x 11' 11" (5.21m x 3.63m)

## KITCHEN/DINER

16' 9" x 10' 5" (5.11m x 3.18m)

## BEDROOM

14' 11" x 14' 9" (4.55m x 4.5m)

## BEDROOM

11' 4" x 11' 2" (3.45m x 3.4m)

## BATHROOM

6' 10" x 6' 2" (2.08m x 1.88m)

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 intention. 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.



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](mailto:sales@nexthomeonline.co.uk)

For more information about Next Home and our services please visit [www.nexthomeonline.co.uk](http://www.nexthomeonline.co.uk)

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