



17 West Moulin Road
Pitlochry | PH16 5EA

- RECEPTION ROOMS 1
- BEDROOMS 2
- BATHROOMS 1
- GARAGE
- DRIVEWAY
- GARDEN TO FRONT & REAR



OFFERS OVER
£285,000

17 WEST MOULIN ROAD

A well-presented and spacious two-bedroom bungalow, ideally situated within a short walk of the town centre and all local amenities, yet tucked away from the main road in a peaceful and private setting.

The well-proportioned accommodation comprises two double bedrooms, a generous vestibule with excellent storage, a wide hallway, and a bright and welcoming living room with patio doors opening onto the garden. There is also a fully fitted kitchen and a modern bathroom with a separate shower. Gas central heating is provided.

The property enjoys attractive gardens to both the front and rear. The front garden is beautifully planted with a mature selection of shrubs and plants, providing an abundance of colour and a good degree of privacy. To the rear, the fully enclosed garden is laid mainly to lawn and bordered by a mature hedge, additionally a timber garage provides useful outdoor storage.

An excellent opportunity for those looking to enjoy the convenience of living close to the town centre while retaining a peaceful and private home environment.

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 along Atholl Road and turn right at the traffic lights onto West Moulin Road. Pass the Coop on your right and turn left just before the sign for Burnside Apartments, opposite the bowling green, and you will find the property at the end of the driveway.

FIXTURES & FITTINGS

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

Furniture available by separate negotiation.

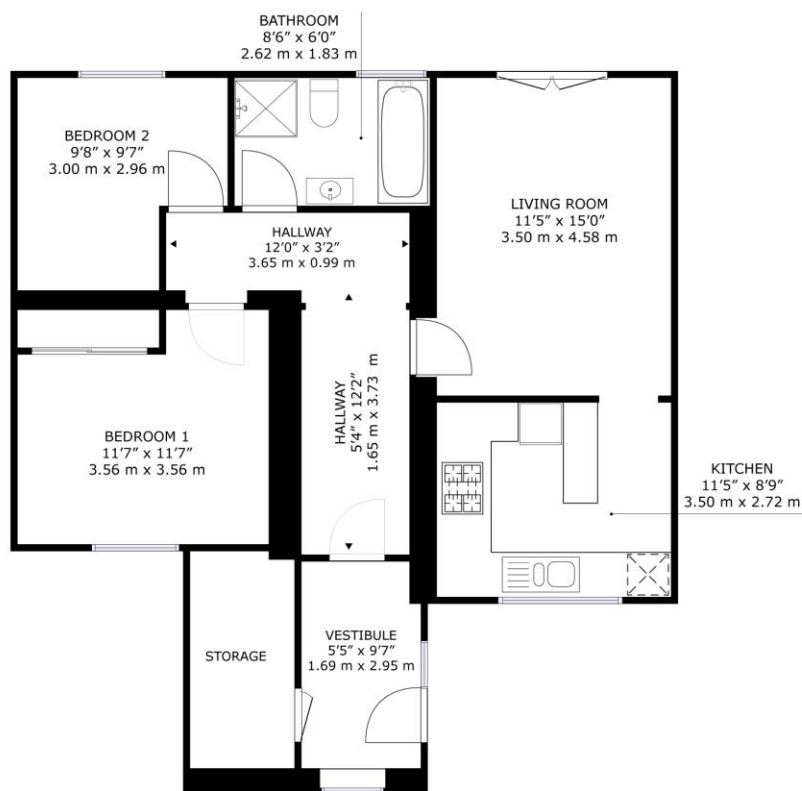
VIEWINGS

By appointment with J & H Mitchell Solicitors & Estate Agents.

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EPC RATING C

COUNCIL TAX BAND B



17 West Moulin Road, Pitlochry PH16 5EA

GROSS INTERNAL AREA
TOTAL: 820 sq.ft, 76.2 m²
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.