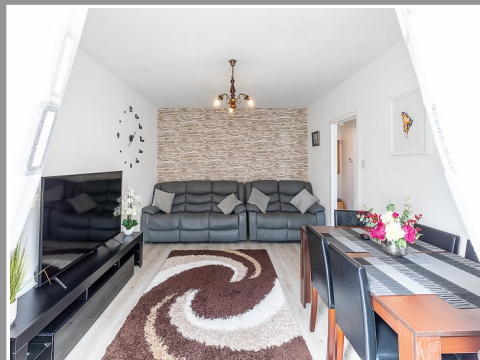




27 Tomcroy Terrace, Pitlochry, PH16 5JA

Offers Over **£195,000**



51 Atholl Road, Pitlochry. PH16 5BU  
01796 472606

**J&H Mitchell**<sup>WS</sup>  
SOLICITORS & ESTATE AGENTS  
— Since 1836 —





## 27 Tomcroy Terrace, Pitlochry, PH16 5JA

Offers Over  
**£195,000**

We are delighted to bring to market this well-presented three bedroom semi-detached bungalow in a quiet sought after location in Pitlochry.



This bright and attractive property comprises entrance hallway; living room with conservatory off; kitchen with utility off; three good sized bedrooms, two with fitted wardrobes; and family bathroom with shower over bath.

To the front, a well kept and welcoming garden with driveway and parking for two cars, and to the rear a generous plot with a covered decking area great for entertaining, and two timber sheds. The property benefits from gas central heating and double glazing throughout.

This property is a welcome addition to the market and sure to attract a lot of attention. Viewing is highly recommended and strictly by appointment.

**Hallway** (15' 0" x 3' 10") or (4.58m x 1.18m)

**Living Room** (15' 5" x 11' 7") or (4.70m x 3.52m)

**Conservatory** (11' 1" x 9' 2") or (3.37m x 2.80m)

**Kitchen** (15' 7" x 7' 4") or (4.74m x 2.23m)

**Utility Room** (5' 3" x 4' 4") or (1.61m x 1.31m)

**Bedroom 1** (11' 3" x 9' 5") or (3.44m x 2.86m)

**Bedroom 2** (13' 3" x 11' 3") or (4.04m x 3.43m)

**Bedroom 3** (13' 3" x 9' 0") or (4.04m x 2.74m)

**Bathroom** (8' 11" x 6' 1") or (2.71m x 1.85m)

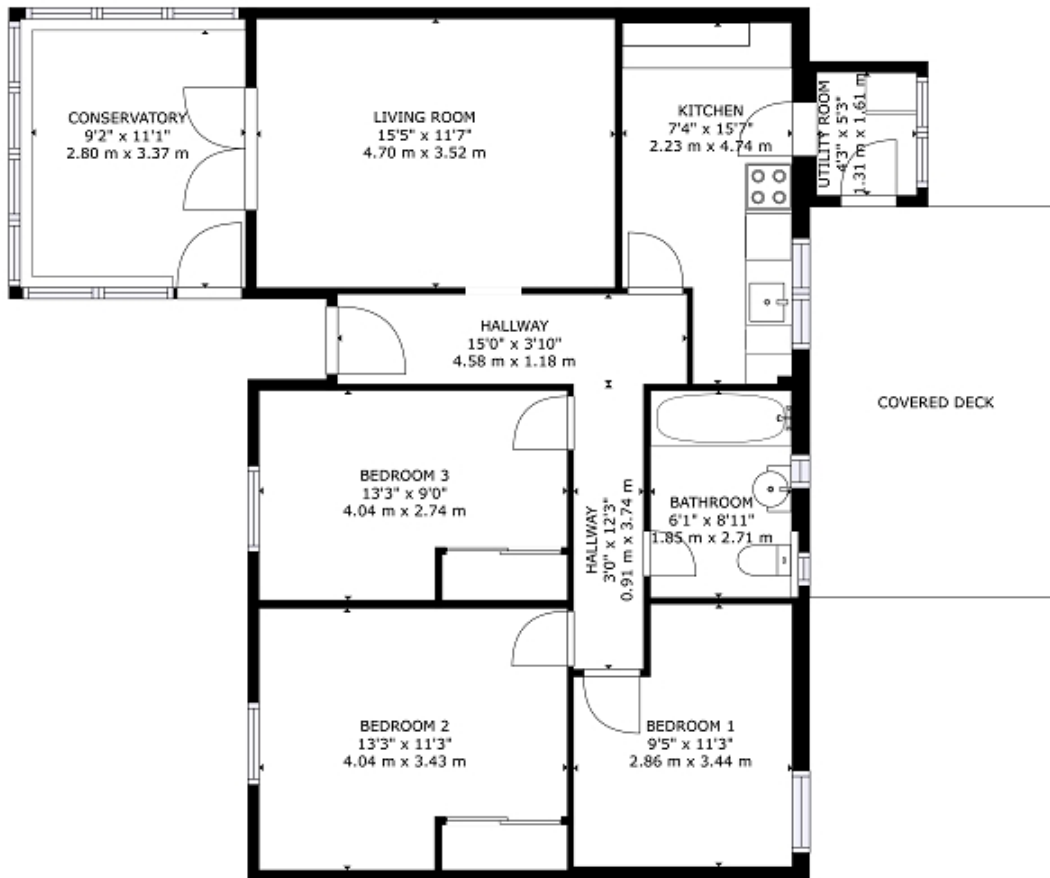
**Hallway** (12' 3" x 3' 0") or (3.74m x 0.91m)



## Directions

From our office on Atholl Road head south and turn left onto East Moulin Road. Continue up that road and take the 4th turning on the right signposted Tomcroy Terrace. You will find No.27 half way along on your left.

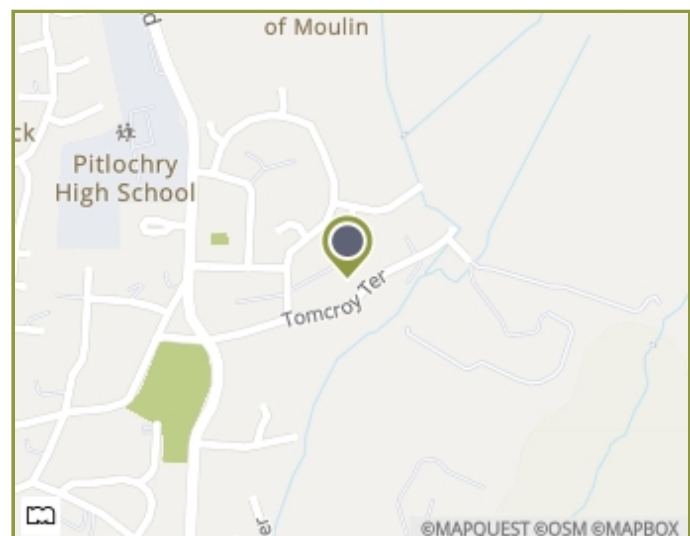




GROSS INTERNAL AREA  
 FLOOR 1: 853 sq. ft, 79 m<sup>2</sup>, EXCLUDED AREAS:  
 CONSERVATORY: 112 sq. ft, 10 m<sup>2</sup>, DECK: 182 sq. ft, 17 m<sup>2</sup>  
 TOTAL: 853 sq. ft, 79 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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These particulars have been prepared in all good faith to give a fair overall view of the property. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances referred to are given as a guide only. Purchasers must satisfy themselves as to all items included in the particulars.