



9 Tom-na-moan Road, Pitlochry, PH16 5HL

Fixed Price £400,000

J&H Mitchell are delighted to bring this beautiful house situated in the town of Pitlochry to the market.

This charming four bedroom house is in walk-in condition and benefits from being located in a quiet part of town but with only a short walk to the town centre.

The original traditional cottage has had an imaginative and sympathetic extension added to turn it into a substantial family home with varied and attractive living spaces.

The house consists of a lounge in the original part of the house which leads into a bright living/dining room with two sets of French doors making it bright and airy and well connected to the outside. This follows through to a kitchen with integrated appliances and adjacent utility room. An attractive south facing porch to the front, also serves well as a sun room.

There are four bedrooms, two of which are upstairs and bathrooms on the ground and first floors. The house benefits from gas central heating and has an coal effect gas fire set in an attractive fire surround in the lounge.

Externally, the house has gardens all round laid partly to grass with shrubs and small trees with a stone wall perimeter. There is a summer house, patio areas, greenhouse and substantial garden shed. A large driveway to the side can accommodate several vehicles and has external lighting leading to the house.



Lounge

(14' 8" x 12' 1") or (4.47m x 3.69m)

Living/Dining Room

(18' 11" x 15' 8") or (5.77m x 4.77m)

Kitchen

(14' 3" x 8' 10") or (4.35m x 2.68m)

Utility Room

(8' 9" x 5' 8") or (2.66m x 1.73m)

WC

(5' 4" x 3' 9") or (1.62m x 1.14m)

Bedroom 1

(14' 4" x 12' 1") or (4.37m x 3.68m)

Porch

(10' 0" x 6' 4") or (3.04m x 1.94m)

Bathroom

(11' 2" x 6' 3") or (3.40m x 1.90m)

Bedroom 2/Office

(9' 6" x 8' 3") or (2.90m x 2.52m)

Bedroom 3

(14' 8" x 12' 1") or (4.47m x 3.68m)

Bedroom 4

(14' 8" x 12' 1") or (4.47m x 3.69m)

Shower Room

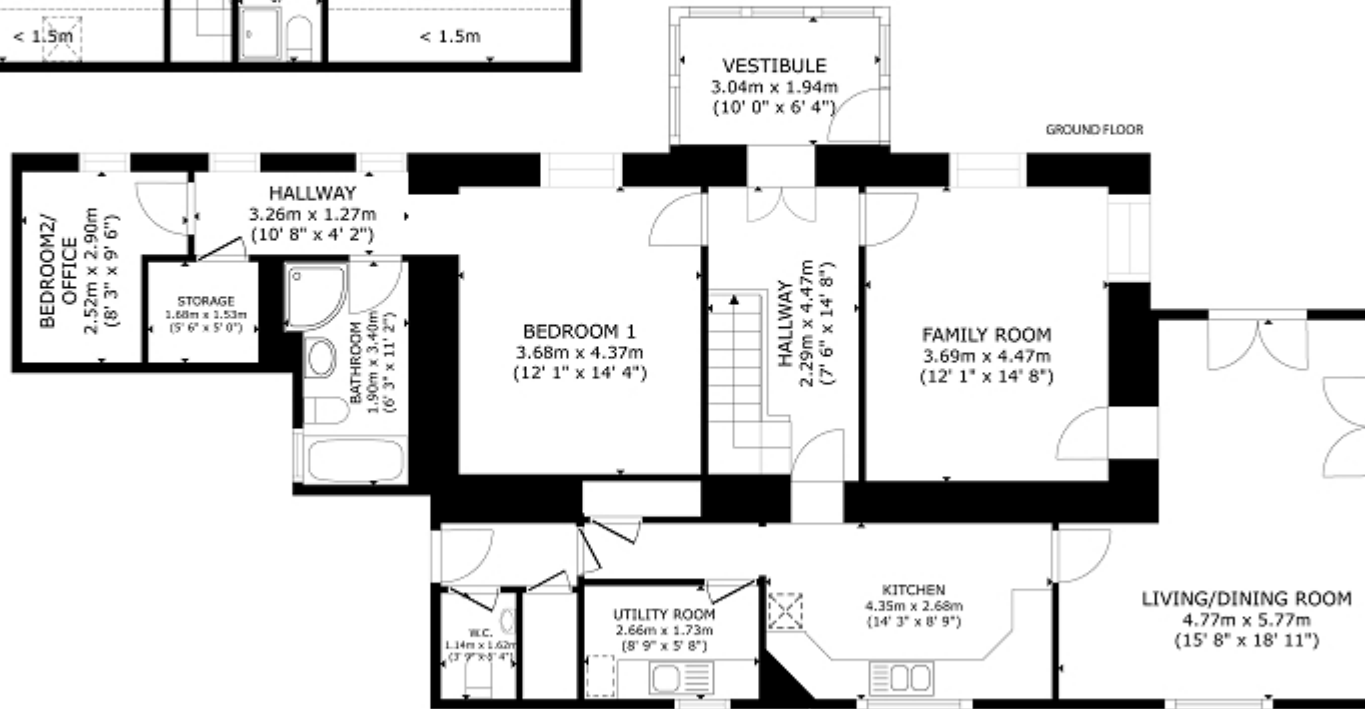
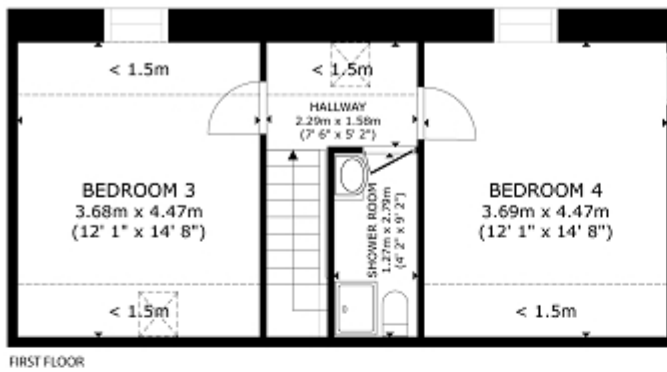
(12' 5" x 4' 2") or (3.79m x 1.27m)

Directions

From our office in Pitlochry, turn up Bonneathill Road, turn right onto Toberargan Road, follow road to left and up hill. Turn right onto Tom-na-Moan Road, No 9 is on the 2nd house on the left. Park in driveway.







9 Tom-na-Moan Pitlochry PH16 5HL

GROSS INTERNAL AREA
 FLOOR 1 124.0 m² (1,334 sq.ft.) FLOOR 2 33.5 m² (360 sq.ft.)
 EXCLUDED AREAS : VESTIBULE 5.9 m² (63 sq.ft.) REDUCED HEADROOM 10.7 m² (115 sq.ft.)
 TOTAL : 157.4 m² (1,694 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

J H Mitchell | 51 Atholl Road, Pitlochry. PH16 5BU | 01796 472606 | www.jandhmitchellproperty.co.uk | info@jandhmitchell.com

Every effort has been taken in preparing these details as carefully as possible, however, intending purchasers should be aware that their accuracy is not guaranteed, all measurements are approximate and this does not form any part of any contract. J H Mitchell has not tested any apparatus, fixtures, fittings, central heating systems or services mentioned in these particulars and intending purchasers are advised to satisfy themselves as to their working order or condition.