



J&H Mitchell <sup>WS</sup>  
SOLICITORS & ESTATE AGENTS  
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42 West Moulin Road  
Pitlochry  
PH16 5EQ

Offers Over £410,000

J&H Mitchell are delighted to bring to market, this opportunity to purchase a seven bedroom home in Pitlochry.

This substantial house is located on the road leading from Pitlochry to Moulin village in an elevated position allowing it to enjoy lovely views of the hills surrounding Pitlochry. The house was originally built around the 1920s and was extended in the 1990s.

There are two staircases to the upper floor, one in each section of the house although the first floor is fully interlinked. Downstairs, the large living room could incorporate a dining area or alternatively the sitting room could be used as a dining room instead.

The house would make a lovely family home or with a few alterations and subject to appropriate permissions, it has potential for use as a B&B.

Enter into a hallway which leads into the spacious living/dining room on the left. This bright room spans the original part of the house where it has bay windows to the front and into the extension part with a further large window. To the right there is a separate sitting room which could also be used as a dining room.



At the rear of the property there is a utility room with sink and space for washing machine and tumble dryer. There is a spacious kitchen with a variety of wall and floor units with a range cooker, space for a dishwasher and space to have a small dining table if desired. A WC is located to the side with additional space for a washing machine and tumble dryer with a useful storage area to the side with access to one of the two back doors into the garden.



The first floor has seven double bedrooms, three have built in wardrobes. There are two bathrooms each with bath, separate shower cubicles, wc and whb.



Externally there is a built in garage accessed from the spacious driveway with plenty parking. There are flower beds to the side and centre, set in attractive stone wall terracing with steps up to the front door. To the rear there is a patio area with steps up into a large garden laid to grass, surrounded by hedging and with washing poles. A small covered area to the side is useful for storage and as an undercover drying area.



The house is within a short drive or walk to the centre of Pitlochry which benefits from many shops, cafes, and restaurants. There are primary and secondary schools along with a small supermarket and various leisure facilities including an 18-hole golf course, bowling green, leisure centre and an extensive network of footpaths and cycle ways.

## Dimensions

Living/Dining Room (24' 1" x 15' 9") or (7.35m x 4.80m)

Sitting room (14' 5" x 11' 4") or (4.40m x 3.45m)

Kitchen (12' 8" x 10' 6") or (3.85m x 3.20m)

Utility Room (8' 10" x 7' 5") or (2.70m x 2.25m)

WC (7' 1" x 6' 7") or (2.15m x 2.0m)

Storage (11' 4" x 6' 11") or (3.45m x 2.10m)

Bedroom 1 (13' 1" x 12' 6") or (4.00m x 3.80m)

Bedroom 2 (12' 6" x 10' 2") or (3.80m x 3.10m)

Bedroom 3 (10' 6" x 10' 2") or (3.20m x 3.10m)

Bathroom (9' 8" x 7' 3") or (2.95m x 2.20m)

Bedroom 4 (12' 0" x 10' 6") or (3.65m x 3.20m)

Bedroom 5 (12' 0" x 10' 4") or (3.65m x 3.15m)

Bathroom (11' 4" x 6' 11") or (3.45m x 2.10m)

Bedroom 6 (12' 0" x 8' 8") or (3.65m x 2.65m)

Bedroom 7 (12' 0" x 11' 2") or (3.65m x 3.40m)



## Directions

From our office in Pitlochry, head up Atholl Road and turn right at Mountain Warehouse onto West Moulin Road. Continue up the hill passing a park on the left. No 42 is on the right a little passed the Craigvrack hotel.





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