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9 St Colm's Place Pitlochry PH16 5FB

Offers Over £470,000

J&H Mitchell are pleased to bring this beautiful modern house to the market.

9 St Colm's Place is a high quality four bedroom home situated in a quiet cul-de-sac between Pitlochry and Moulin. It is in walk-in condition and would make a stunning family home.

Enter into a front vestibule leading through a glazed door to a spacious hallway. The large living room has windows to the front and rear making it a bright and welcoming room. It leads through to the dining room which is also accessible directly from the hall. From here there are French doors through to the beautiful conservatory which overlooks the rear garden and has patio doors onto the patio.

Adjacent to the dining room is an attractive kitchen with white wall and floor units with marble effect worktop and tiled splashbacks. There is an integrated electric oven, gas hob and fridge-freezer. The utility room has further wall and floor units, a washing machine and dishwasher. There is an access door into the double garage.

The downstairs accommodation is completed by a double bedroom which has been latterly used as a study and a cloakroom consisting of WC and WHB.



On the upper floor there are three bedrooms. The master bedroom has a walk-in wardrobe and a good sized en-suite shower room with large cubicle, WC and WHB in vanity units, and a heated towel rail. Bedroom 3 has built-in wardrobes. There is a family bathroom with a bath with shower over, WC and WHB.

Externally, the house has a large grassed front garden with a broad driveway leading to a double garage. To the rear is an attractive tiered garden with a large patio area adjacent to the conservatory with steps leading down to the lower tiers which are divided by attractive stone walls.

There is a shared area of parkland to the side of the cul-de-sac which is laid to grass with assorted small trees. This is available for the exclusive use of the residents of St Colm's Place. There is an annual fee of approx. £125 which goes to a community fund for the upkeep and grass cutting of the communal areas.

The house is a short walk or drive to the town centre. Pitlochry benefits from having many shops, cafes, and restaurants.

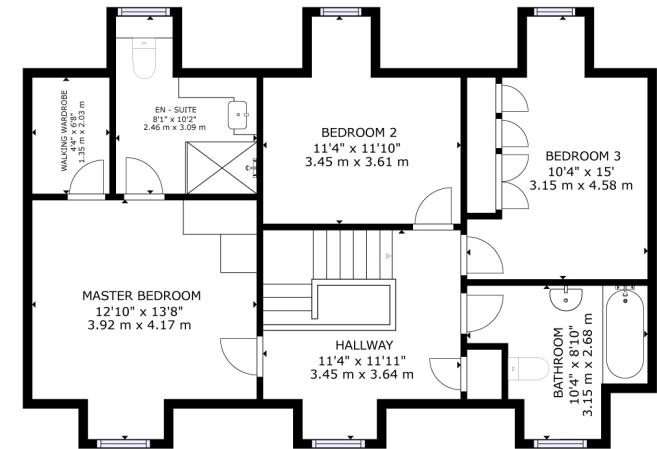
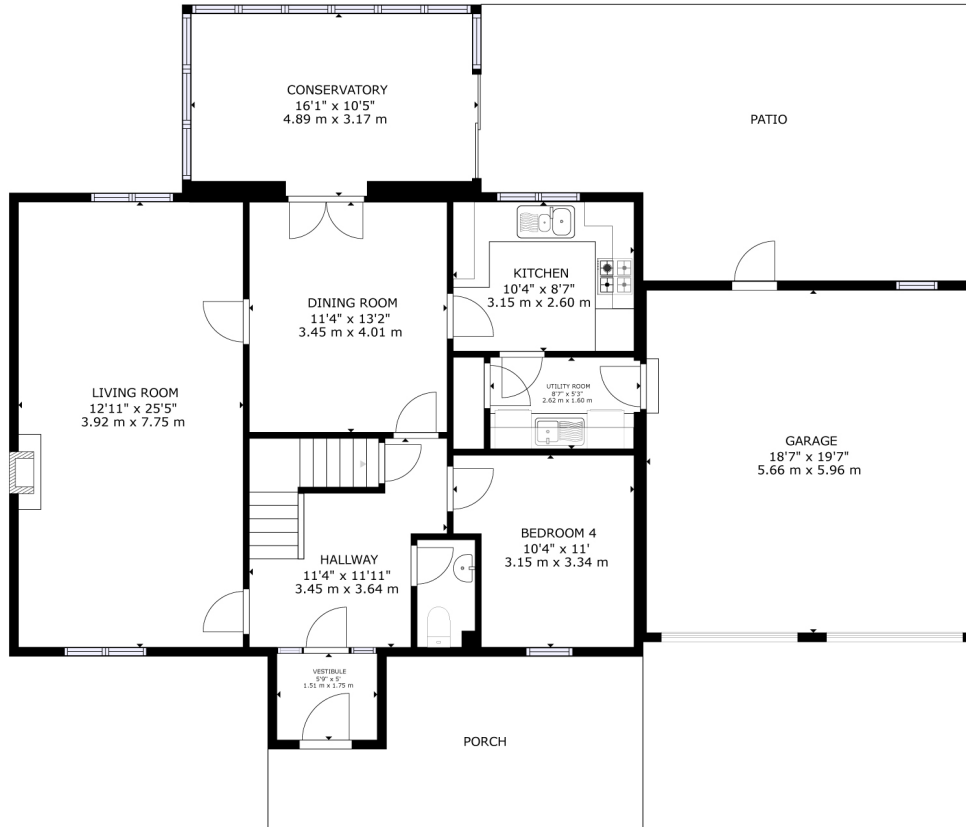
There are primary and secondary schools along with a small supermarket and various leisure facilities including an 18-hole golf course, bowling green, leisure centre, the Festival Theatre and an extensive network of footpaths and cycle ways. Additionally the Moulin Inn is a short walk in the opposite direction.





Directions

From our office in Pitlochry, head left up Atholl Road for a short distance and turn right onto West Moulin Road which is signposted to Moulin and Braemar. Continue up the hill until you reach a mini roundabout and turn left onto St Colm's Place. No 9 is the first house on the right.



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GROSS INTERNAL AREA
FLOOR 1: 1105 sq ft, 102.7 m², FLOOR 2: 699 sq ft, 64.95 m²
EXCLUDED AREAS: GARAGE: 363 sq ft, 33.72 m², PORCH: 174 sq ft, 16.15 m², PATIO: 403 sq ft, 37.42 m²
TOTAL: 1804 sq ft, 167.65 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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