



Rowan Cottage | 16 Kirkmichael Road Moulin | Pitlochry | PH16 5EJ

- RECEPTION ROOMS 1
- BEDROOMS 3
- BATHROOMS 2
- GARAGE & PARKING
- QUIET RESIDENTIAL AREA
- STUNNING VIEWS



OFFERS OVER
£280,000

ROWAN COTTAGE

We are delighted to bring to the market this beautifully presented semi-detached cottage set within a conservation area in the charming hamlet of Moulin. This traditional stone-built home, dating back to 1850, has been tastefully decorated throughout, blending period character with modern comforts.

From the bright and spacious hallway, access is provided to the inviting living room, complete with a log burner, as well as a modern fitted kitchen offering ample space for a dining table and chairs. The ground floor further benefits from a generous double bedroom and a well-appointed bathroom.

Upstairs, there are two further double bedrooms, both with built-in wardrobes, enjoying extensive open views, along with a contemporary shower room. Externally, the property benefits from attractive outdoor space, including a lawn with manicured borders to the front, and to the rear a gravelled area with driveway parking and a garage/workshop.

LOCATION

Moulin is a quiet, historic village 1 mile north of Pitlochry, known for its 17th-century inn, microbrewery, local heritage centre and proximity to Ben Vrackie and the 14th-century Black Castle ruins.

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 up Bonnethill Road, when you reach the junction at the top, turn right on to West Moulin Road. Continue uphill passing over a mini-roundabout and a red telephone box on your left. Turn right at the Moulin Hotel onto Manse Road, where you will find the entrance on your left to the driveway parking at the rear of the property.

FIXTURES & FITTINGS

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

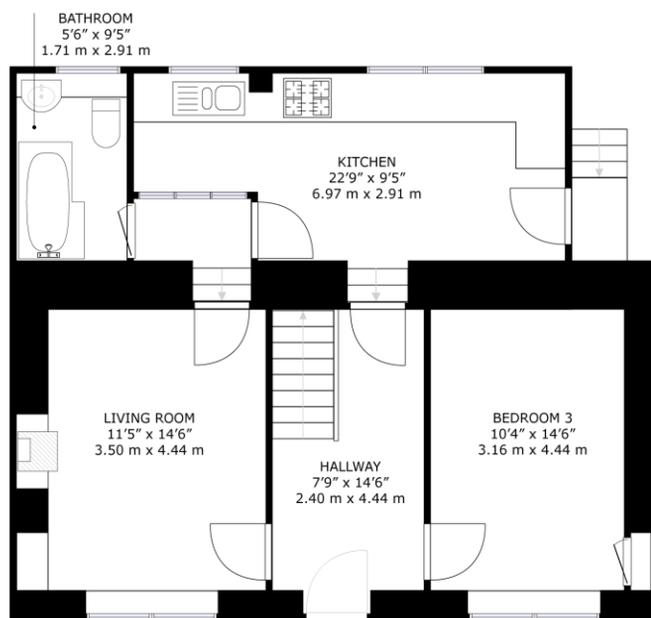
VIEWINGS

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

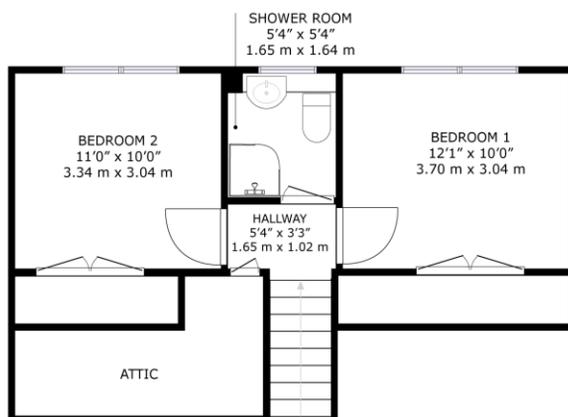
01796 472606 | property@jandhmitchell.com | www.jandhmitchellproperty.co.uk

EPC RATING D

COUNCIL TAX BAND D



GROUND FLOOR



FIRST FLOOR

Rowan Cottage, 16 Kirkmichael Road, Moulin Pitlochry PH16 5EJ

GROSS INTERNAL AREA
GROUND FLOOR : 742 sq. ft. 68.9 m², FIRST FLOOR : 303 sq. ft. 28.2 m²
TOTAL: 1045 sq. ft. 97.1 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.