

A photograph of a stone building with a sign for 'PRIORY BOOKS' and a blue door. The building is made of light-colored stone and has a dark roof with a dormer window. A sign on the wall reads 'PRIORY BOOKS', 'Secondhand Books', and 'Local Maps and Guides'. There is a white door, a dark green door, and a bright blue door. The building is situated on a street with a double yellow line.

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The Old Laundry, 2a West Moulin Road, Pitlochry, PH16 5AD

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# Buying with Next Home

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The Old Laundry, 2a West Moulin Road,  
Pitlochry, PH16 5AD

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The Old Laundry, 2a West Moulin Road,  
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# About the area

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Pitlochry is set in the heart of the beautiful Perthshire countryside and is served by a wide range of local facilities and amenities including shopping, banking, professional offices, doctor's surgery, and a community hospital.

The town remains a popular holiday destination and attractions include the fish ladder, Pitlochry festival theatre and the nearby Blair castle. The town is bypassed by the A9 trunk route providing easy access to the North and South.



# Property summary

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A rare opportunity to purchase this spacious and quirky GROUND FLOOR ONE BEDROOM APARTMENT and formal laundry completely refurbished in 2018, situated within walking distance of the town centre.

The property is entered via a secure entry door and offers spacious and bright accommodation with many attractive features including split levels, open plan living space and excellent storage.

The front door leads to the lounge/dining/kitchen area and has the benefit of a large cupboard and further store housing the boiler. The kitchen area is modern with appliances and integrated oven, hob and extractor. There is handy utility store with worktop and washing machine. The shower room is fitted with a white suite and wide shower cubicle. The double bedroom has a side facing window and there is a door from the hall to the side of the property.

There is double glazing and electric water heating. Communal garden area.

Early viewing is highly recommended.



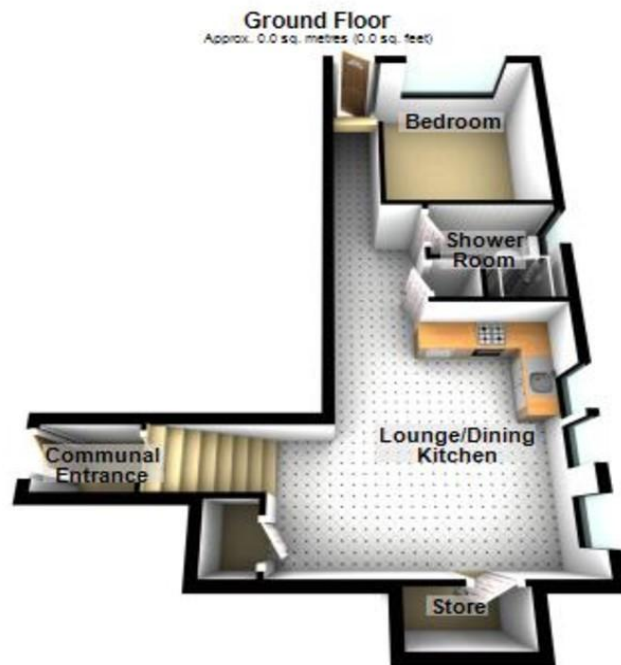
# Key property features

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- ✓ Ground floor apartment
- ✓ Spacious open plan living space
- ✓ Modern Kitchen area
- ✓ Shower room in white
- ✓ Double Bedroom
- ✓ Excellent storage & Utility store
- ✓ Double Glazing
- ✓ Electric Water Heating
- ✓ Secure entry & Communal garden area
- ✓ Close to town centre



# Floorplans



Total area: approx. 0.0 sq. metres (0.0 sq. feet)



# Property Room Sizes

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LOUNGE/DINING KITCHEN 18' 5" X 10' 4" (5.61M X 3.15M)

UTILITY STORE 2' 11" X 2' 6" (0.89M X 0.76M)

BEDROOM 10' 6" X 8' 7" (3.2M X 2.62M)

SHOWER ROOM 7' 7" X 7' 2" (2.31M X 2.18M)

PLEASE NOTE: These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract intending, purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property. All room sizes are approximate and for general guidance only. They cannot be relied upon for fitting carpets, furniture etc.



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63 – 65 George Street, Perth ..... 01738 44 43 42

41 – 43 Allan Street, Blairgowrie ..... 01796 54 80 14

47a Atholl Road, Pitlochry ..... 01796 54 80 14

1a James Square, Crieff ..... 01764 65 00 44

211 High Street, Auchterarder ..... 01764 66 36 66

Email [sales@nexthomeonline.co.uk](mailto:sales@nexthomeonline.co.uk)

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