



The Orchard Plot

22 East Moulin Road | Pitlochry | Perthshire

Galbraith

Rare opportunity to build a lovely family home in the sought after town of Pitlochry.



Dunkeld 12 miles | Aberfeldy 14 miles | Perth 26 miles
(All distances are approximate)

Planning in principle for a detached house

Peacefull location close to the heart of Pitlochry

Generous plot with ample parking and a good-sized garden

Highly convenient location with easy access to local amenities

Easy access to the rail station and the A9

Offers Over £185,000

SITUATION

The Orchard Plot enjoys a super location in the town of Pitlochry in highland Perthshire. Pitlochry offer a superb range of amenities with a well stocked Co-Op supermarket, a number of independent shops and cafes as well as a lovely range of pubs and restaurants. The town has a primary and secondary school as well as a medical centre, a veterinary clinic and a pharmacy. It is well connected with a busy railways station with regular trains to Perth, Inverness, Edinburgh and London as well as excellent bus links. The Orchard Plot is within walking distance of all these superb amenities making it an ideal location from which to enjoy all that Pitlochry offers. Further afield, Perth can be reached in approximately forty minutes drive, and Edinburgh in around an hour and forty minutes.

DESCRIPTION

The Orchard Plot is a desirable plot in the historic town of Pitlochry in highland Perthshire. The plot has planning in principle for 1 house which is to be constructed in a similar design to the surrounding properties with a lovely garden and a generous parking area with room for two cars to park and manoeuvre.

PLANNING

Planning in principle was granted on 10th October 2025. Full details are available on Perth and Kinross Council Planning Portal. Reference 25/00649/IPL

SERVICES

The plot is currently un-serviced. It will be up to the buyer(s) to connect to the desired services. Most services should be available nearby given the established residential nature of the location.

POST CODE

PH16 5HY

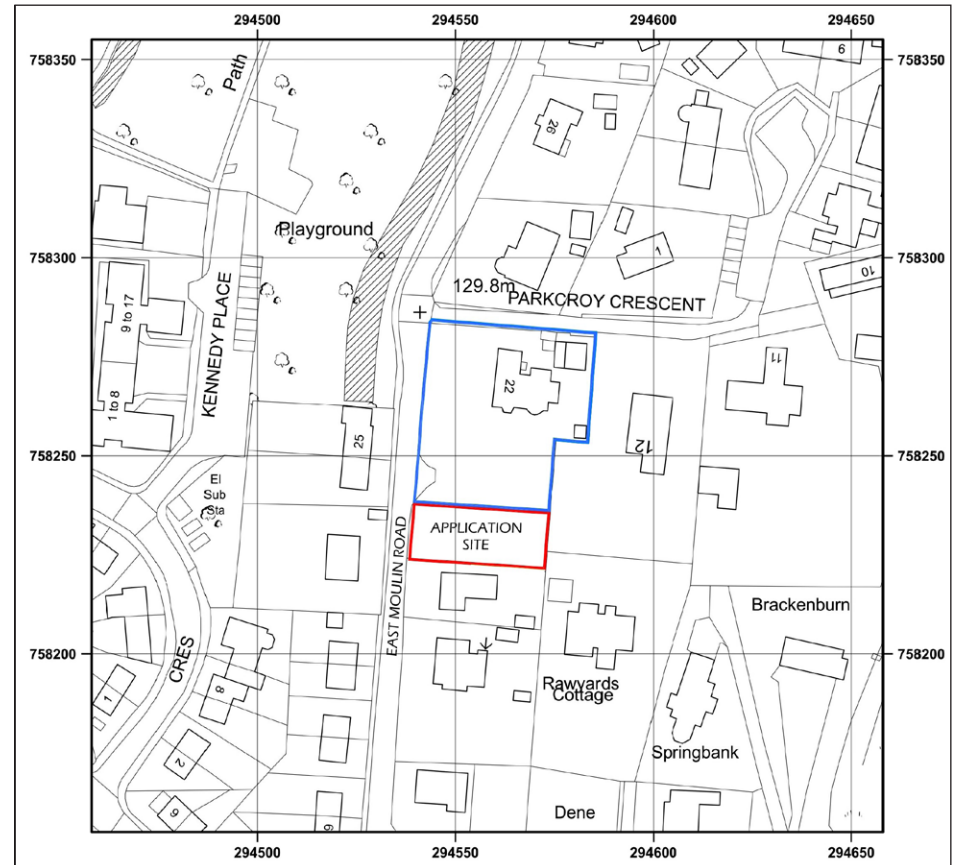
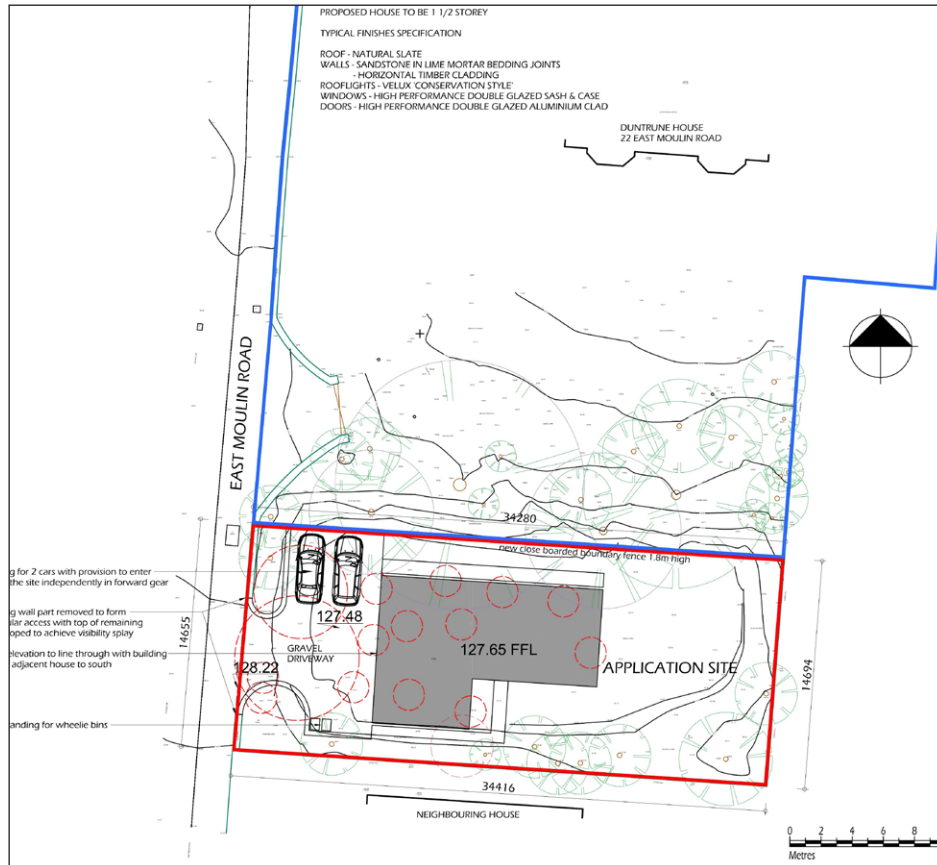
WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: [///tango.chariots.pulled](https://www.what3words.com/#!/tango-chariots-pulled)

SOLICITORS

Thorntons Law, Whitefriars House, 7 Whitefriars Crescent, Perth, PH2 0PA





LOCAL AUTHORITY

Perth and Kinross Council, Pullar House, 35 Kinnoull Street, Perth, PH1 5GD

VIEWINGS

Strictly by appointment with the Selling Agents.

ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

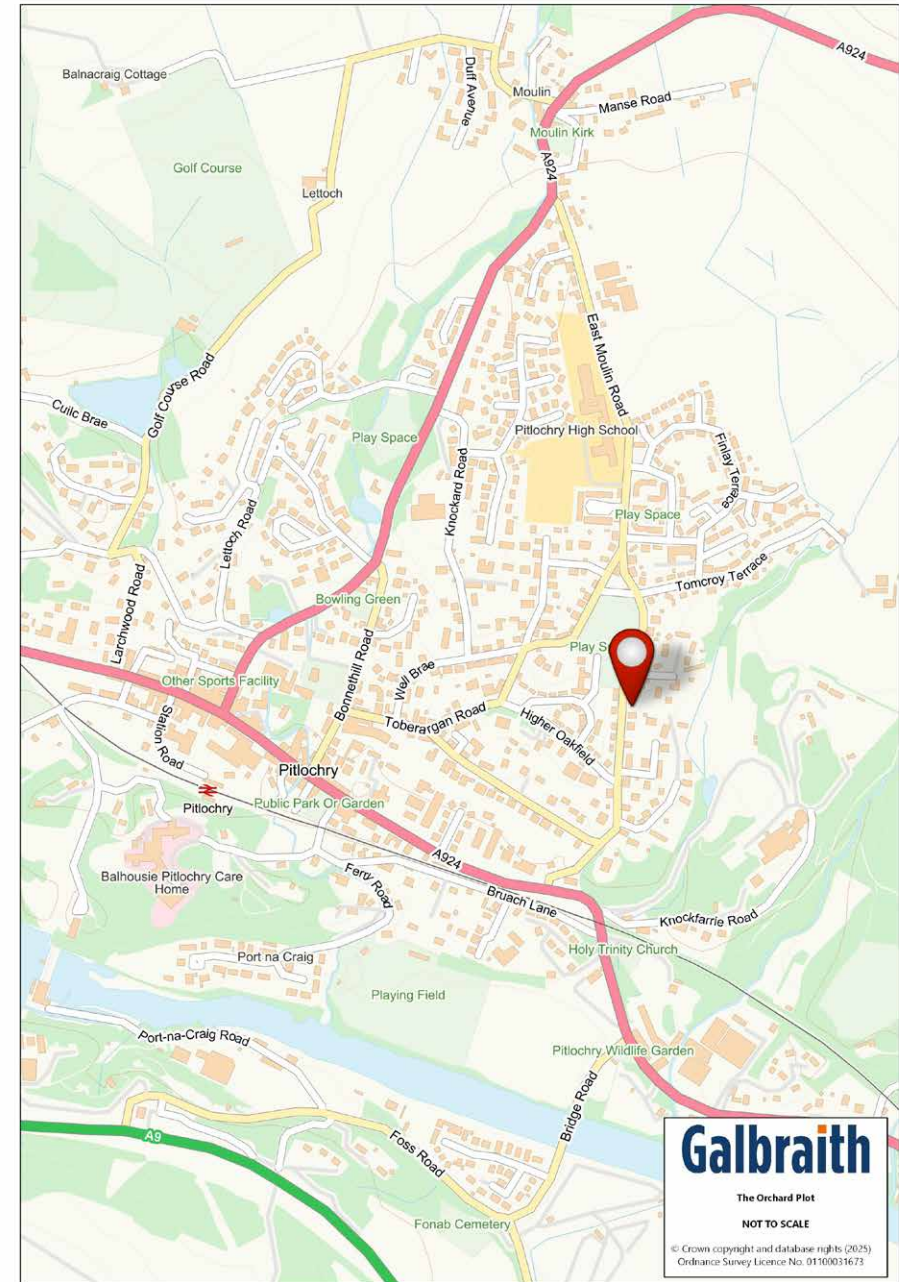
Failure to provide required identification may result in an offer not being considered.

HEALTH & SAFETY

Appropriate caution should be exercised at all times during inspection particularly in reference to any livestock present and working machinery and equipment on the property.

IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in January 2025.





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