



**Thorntons**   
The right way to move

## 9 Torwood Place

Birnam, Dunkeld, PH8 0DJ





## Summary

Welcome to a rarely available main-door upper flat which is brought to market in true walk-in condition, enjoying crisp neutral interiors and quality fixtures and fittings. Forming part of a characterful building in the historic village of Birnam, this unique and charming two-bedroom home has lots of lovely features, in addition to bright and spacious rooms. Situated on a hill, the characterful property boasts a stylish kitchen leading directly to the private gardens with outdoor seating space and outbuildings for storage. Extras: all fitted floor and window coverings, light fittings, gas cooker, dishwasher, and washing machine to be included in the sale. Please note, the main bedroom has been virtually staged for display purposes.

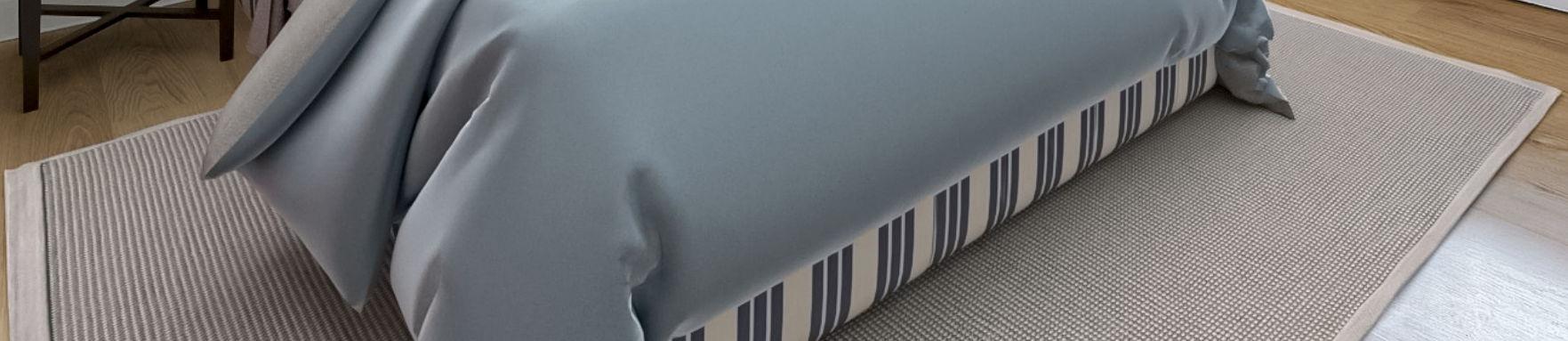
## Features

- A beautiful stone-built main door upper flat
- Sought-after village setting
- Stylish and sympathetic modernisation
- Situated in the Birnam conservation area
- Private, main-door entrance
- Fabulous open-plan living and dining room
- Log-burning stove and vaulted, apex ceiling
- Modern kitchen and utility room with garden access
- Two bedrooms (one with built-in wardrobe)
- Bathroom with overhead rainfall shower
- Private garden with sheltered seating area
- Two private garden sheds for storage
- Gas central heating and mixed glazing



"A beautiful main-door two-bedroom upper flat presented in walk-in condition, offering stylish interiors and lots of space"







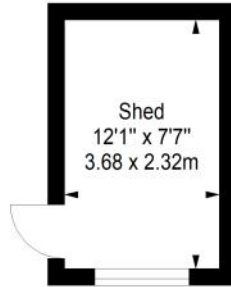
"Picturesque location in Birnam village, complete with a lovely private garden with outdoor seating space."



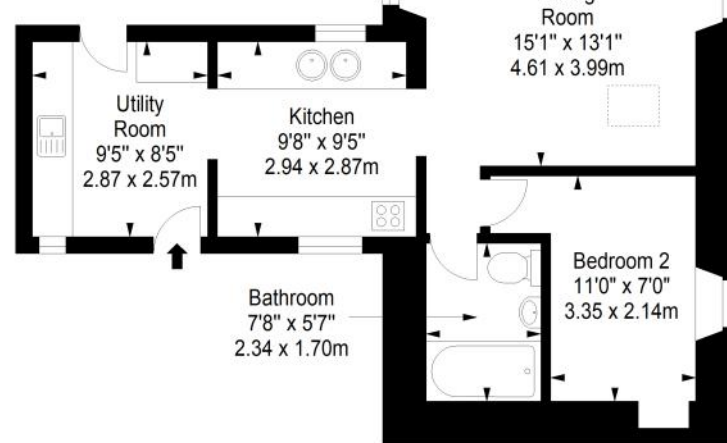
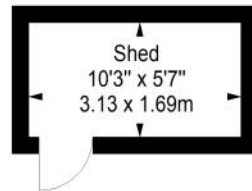
# Floorplan

**Shed**  
Approx. 8.5 sq. metres (91.5 sq. feet)

**First Floor**  
Approx. 68.1 sq. metres (733.0 sq. feet)



**Shed**  
Approx. 5.3 sq. metres (57.1 sq. feet)



Total area: approx. 81.9 sq. metres (881.6 sq. feet)



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