



1 Killiecrankie Cottages

Killiecrankie

PH16 5LG

Offers Over £280,000

1 Killiecrankie Cottages is a charming three bedroom cottage located in the village of Killiecrankie, four miles north of Pitlochry.

This delightful cottage is in walk-in condition and has been tastefully decorated throughout. Enter into the timber clad extension where there is an attractive dining room with full height cupboards which imaginatively open as a concealed utility cupboard and a door into the garden. There is a bright room overlooking the garden which is currently shelved for use as a library but could easily be furnished as a garden room.

Moving into the main part of the house, there is a well laid out kitchen consisting of pale grey wall and floor units with integrated double oven, ceramic hob, dishwasher and fridge-freezer. A door leads through to a lovely bright living room. This has a woodburning stove and French doors opening into the garden.



A centrally positioned hallway allows access into the three double bedrooms, each of which has a built-in wardrobes. There is a bathroom with bath, WC and WHB in a vanity unit and a heated towel rail. The adjacent shower room is similar in set up but with a shower cubicle. Both rooms are partially tiled with wood panels and mirrored bathroom cabinets.

From the kitchen, there is a stair leading up to the first floor which has been fully converted. Here, the entire attic space has been converted into a spacious and bright living room with large south facing Velux windows. There is an additional room to the end which would make an ideal study or spacious storeroom.

Externally, to the road side of the house there is a gravelled parking area. To the back, there is a large garden laid mainly to lawn with shrubs and trees, and a small wooden shed.

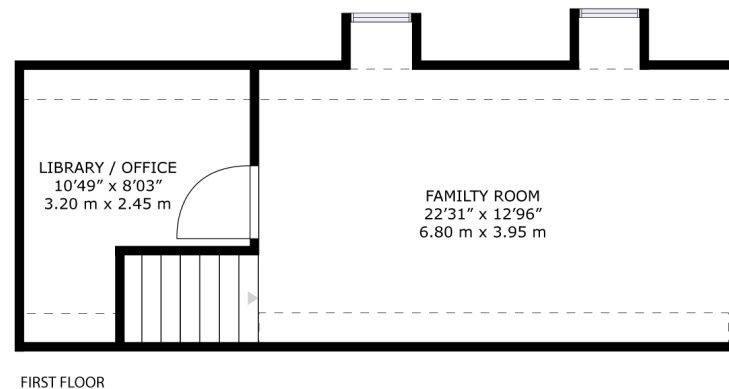
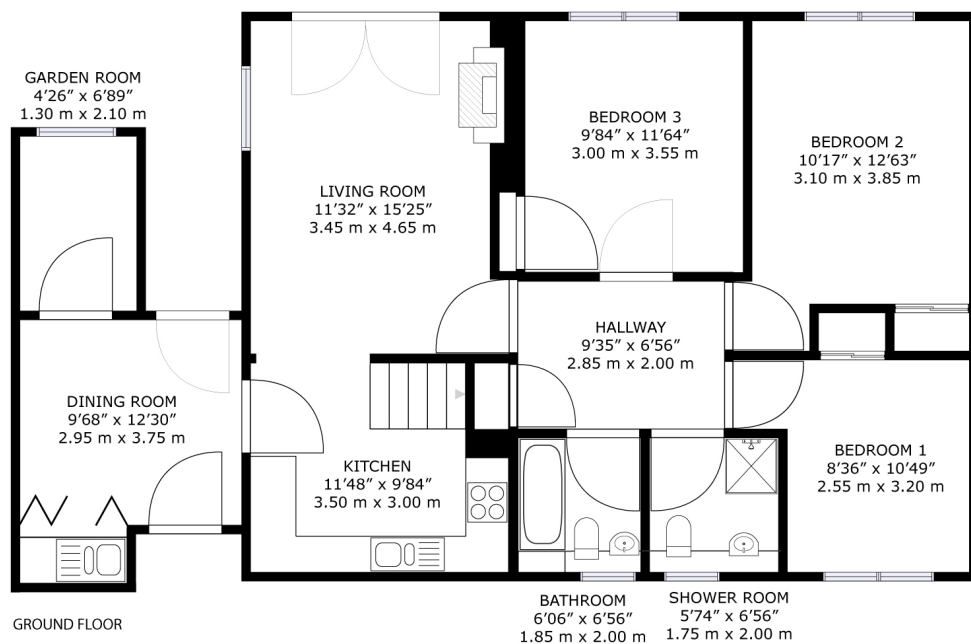




The cottage is located not far from the Killiecrankie Visitor Centre where there is a cafe and easy access to the historic Soldier's Leap and the extensive network of footpaths and cycle ways. Blair Atholl with its historic castle is three miles to the north and offers a village shop and train station while Pitlochry is a short drive to the south, where there are schools, shops, cafes, hotels and the famous Pitlochry Festival Theatre. Killiecrankie has a bus service to Pitlochry which itself connects by bus and train to the Central Belt to the south and Inverness to the north.

Directions

From Pitlochry, head north through the town and stay on the B8079 for approx. 4.5 miles passing the visitor centre. Enter the village and continue down the hill. The cottage is on the left on the corner at the turn off.



1 Killiecrankie Cottages Killiecrankie PH16 5LG

GROSS INTERNAL AREA
 GROUND FLOOR: 85.4 m² (919 sq.ft.); FIRST FLOOR 38.1 m² (410 sq.ft.)
 TOTAL : 123.5 m² (1,329 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



J & H Mitchell : 51 Atholl Road, Pitlochry, PH16 5BU : 01796 472606 : www.jandhmitchellproperty.co.uk : info@jandhmitchell.com

These particulars have been prepared in all good faith to give a fair overall view of the property. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise not that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matter prior to purchase. Any areas, measurements or distances referred to are given as a guide only. Purchasers must satisfy themselves as to all items included in the particulars.