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The right way to move

Edradour Lodge Edradour

Pitlochry, Perth And Kinross,
PH16 5JW



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Property Summary

Set in the hamlet of Edradour, just outside vibrant Pitlochry, Edradour Lodge is a detached historic house of character offering generous and flexible accommodation over two floors. Nestled in mature grounds, it offers an additional outbuilding for a variety of uses.

A long approach drive leads through the garden to the stone-built house. Here, a conservatory welcomes you in and gives central access. The ground floor consists of a spacious living room, with stove, and a separate dining area alcove. Currently utilised as an office, the neighbouring room with its French doors, extensive glazing and generous footprint, could be used as a second reception room. Also on the ground floor is a Shaker-style fitted kitchen with space for seated dining, leading to a separate utility room with a WC. A small store room completes this level.

Features

- Historic detached house in Edradour, just outside Pitlochry
- Generous accommodation with scope for customisation.
- Welcoming triple-aspect conservatory
- Spacious living/dining room with a stove
- Second reception room with French doors to the garden
- Shaker-style dining kitchen, leading to a utility room and WC
- Ground floor store room
- Four first-floor bedrooms with open views
- Fifth bedroom, currently used as a sauna room
- Bathroom with whirlpool bath and overhead shower
- Private wrap-around garden of about a quarter of an acre
- Outbuilding office/studio with power, water and fibre connectivity
- Delightful summerhouse and adjoining room
- Private driveway for ample off-street parking
- Oil central heating and double glazing















Upstairs are four bedrooms, all with lovely views, with the fifth bedroom currently fitted with a sauna. Completing the house is a family bathroom. The wrap-around garden extends to about a quarter of an acre, creating a pleasing sense of space around the house and has fruit trees and bushes. There is a summerhouse with an adjoining room, as well as a separate external building, currently utilised as an office, with power, light and water. A private driveway provides ample parking, while oil central heating and double glazing add everyday comfort.

Service: A shared waste water treatment plant serves five properties.

Extras: All fitted floorcoverings, light fittings and integrated appliances are included in the sale.



[Click here to take a virtual tour](#)





Edradour, Pitlochry

On the hillside above Pitlochry, Edradour is a picturesque historic hamlet surrounded by woodland, rolling countryside and beautiful Highland scenery. Best known as the home of the renowned Edradour Distillery, it offers an idyllic rural setting while lying only minutes from the excellent amenities and transport connections of Pitlochry.

Known as the 'Gateway to the Highlands', Pitlochry is a vibrant Victorian town. Its attractive town centre offers an excellent selection of independent shops, cafés, restaurants, pubs and hotels, alongside supermarkets and everyday amenities including healthcare facilities and schools.

The town has a thriving cultural scene, centred around the acclaimed Pitlochry Festival Theatre, which hosts theatre, music and events throughout the year. Nearby Faskally Wood is also home to the celebrated Enchanted Forest light and sound experience each autumn. Black Spout Wood and its 60meter waterfall are a few minutes walk away.

For lovers of the outdoors, the surrounding landscape provides exceptional opportunities for walking, climbing, cycling and fishing, with Ben Vrackie mountain, the River Tummel, Loch Faskally, Tay Forest Park and numerous woodland and Highland trails close at hand. Golf, boating and more adventurous pursuits including rafting and bungee jumping are also available locally.

Despite its Highland setting, Pitlochry is exceptionally well connected. Its attractive Victorian railway station provides regular services to Perth, Edinburgh, Glasgow and Inverness, together with London including a direct overnight sleeper.



Floorplan





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