

Glan-Y-Coed
Blair Atholl | PH18 5SG

- RECEPTION ROOMS 2
- BEDROOMS 5
- BATHROOMS 4
- ENCLOSED GARDEN
- DOUBLE GARAGE
- VILLAGE LOCATION

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£475,000

GLAN-Y-COED

An impressive and substantial five-bedroom detached family home, offering beautifully proportioned accommodation, finished to an exceptional standard throughout.

Built approximately 13 years ago, the property boasts quality craftsmanship and a thoughtfully designed layout ideally suited to modern family living.

The welcoming entrance hall leads to a generously proportioned living room with a multi-fuel stove, which also heats the water creating a warm and inviting space in which to relax.

A separate dining room, with patio doors opening directly onto the garden, provides the perfect setting for entertaining, while the well-appointed kitchen is complemented by a separate utility room conveniently located across the hallway.

Two spacious double bedrooms, both with built-in wardrobes and one benefiting from an en-suite shower room, and a well-appointed family bathroom with a bath and separate shower cubicle. complete the ground floor accommodation.

Upstairs, there are three further bedrooms, including the principal bedroom with en-suite shower room, together with another stylish family bathroom featuring both a bath and separate shower cubicle.

Occupying a generous plot within an attractive walled garden, the property benefits from a well-maintained lawn and gravel seating area, ideal for outdoor dining and relaxation.

A substantial driveway provides ample off-street parking and leads to a double garage, while a covered ramped walkway to the rear of the property offers convenient sheltered access between the garage and back door to the utility room.









GLAN-Y-COED

Further benefits include oil-fired central heating and a high-quality finish throughout, including attractive oak internal doors. Ideally situated within easy reach of the railway station, bus services and local shops, this exceptional property combines spacious family living with everyday convenience. Its versatile accommodation also lends itself to multi-generational living.

LOCATION

Blair Atholl and Bridge of Tilt are within easy reach of the A9 which is ideal for commuting and Blair Atholl also has a railway station which is on the mail London to Inverness rail route. The village has two grocery stores, a primary school, a hotel, a 9-hole golf course, a working watermill, several eateries and the famous Blair Castle, which has been home to nineteen generations of Stewarts and Murrays of Atholl.

Pitlochry is a popular tourist destination in the heart of Highland Perthshire.

Located just off the A9, it is easily accessible by road and rail with good bus services and direct train services to London and Inverness including the Caledonian Sleeper Service.

The town benefits from a good variety of shops, restaurants and cafes, a medical centre, community hospital, veterinary surgery, town hall, leisure centre and an all-through school from 2-16 years, plus many attractions including Pitlochry Festival Theatre, The Dam Visitor Centre and Salmon Ladder and a good network of walking & cycle routes.













DIRECTIONS

From our office in Pitlochry head north towards Inverness and join the A9. Continue for approximately 4½ miles before taking the exit signposted Blair Atholl and Bruar. Turn right onto the B8079 and continue through Bridge of Tilt into Blair Atholl. Follow the road through the village, passing the entrance to Blair Castle on your right. Pass the entrance to the railway station, you will see Glan-Y-Coed in front of you.

FIXTURES & FITTINGS

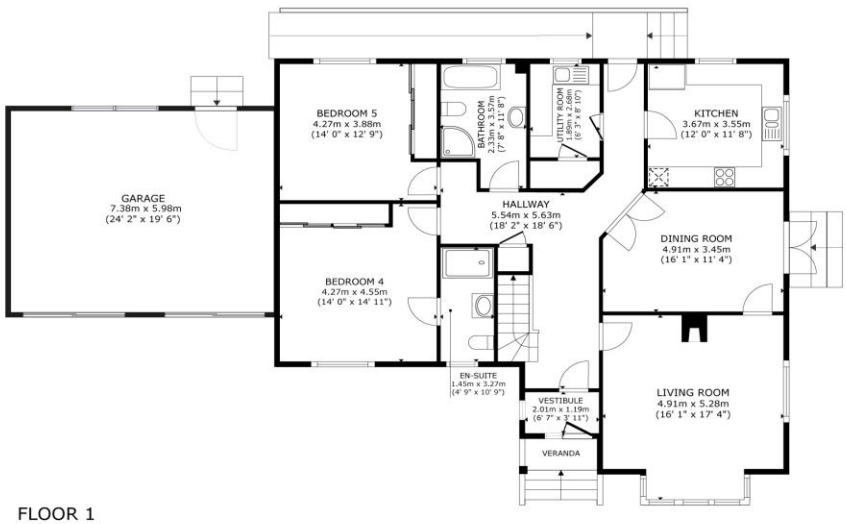
All fixtures and fittings are included in the sale unless otherwise stated.

VIEWINGS

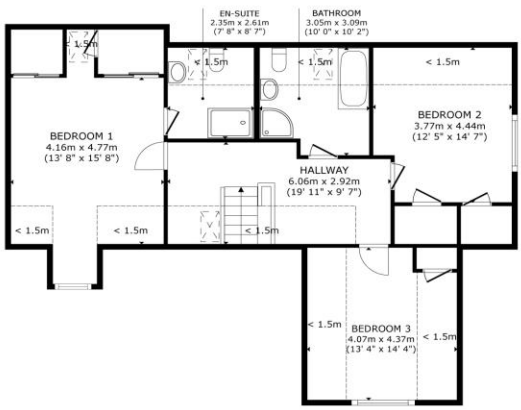
By appointment with J & H Mitchell Solicitors & Estate Agents.

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EPC RATING C **COUNCIL TAX BAND G**



FLOOR 1



FLOOR 2

Glan-y-Coed, Blair Atholl, Pitlochry PH18 5SG

GROSS INTERNAL AREA
FLOOR 1: 139.4 m² (1,501 sq.ft.) FLOOR 2: 77.6 m² (835 sq.ft.)
EXCLUDED AREAS : GARAGE 44.1 m² (475 sq.ft.)
REDUCED HEADROOM 20.8 m² (223 sq.ft.)
TOTAL : 217.0 m² (2,336 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Whilst every attempt has been made to ensure the accuracy of the details in these sales particulars, any measurements of doors, windows, rooms, other items and distances are purely for illustrative purposes and should be taken as a guide. Nothing in these particulars is a statement as to the structural condition of the property, poor or otherwise, nor that any services, appliances, facilities or equipment are in good working order. Prospective purchasers should satisfy themselves on such matters prior to purchase.