



Wester Kinnaird Cottage

Kinnaird | Pitlochry | PH16 5JL



www.jandhmitchell.co.uk

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A delightful, tastefully modernised, traditional 3 bedroom detached villa in the hamlet of Kinnaird overlooking Pitlochry

Description

Wester Kinnaird Cottage has been lovingly restored to a very high standard and offers versatile accommodation over two floors. The entrance porch leads into a fabulous sitting room with a feature fireplace housing a log burning stove, and to the left is a small TV lounge. A central hallway gives access to a shower room, the conservatory and the fabulous kitchen and adjacent utility room. There are two sets of stairs, one from the living room, the other from the utility room, that lead up to 3 double bedrooms, another shower room and the bathroom.

The property sits in well maintained garden grounds featuring a low-walled lawn area to the front and a gravel area to the rear where you will also find the oil tank. There is a block paved driveway with space for three cars leading to the single garage.

All appliances in the kitchen are included in the sale.



Location

Situated in the small hamlet of Kinnaird at the foot of Ben Y Vrackie overlooking the historic Victorian town of Pitlochry. Pitlochry is a popular tourist destination in the heart of Highland Perthshire. Located just off the A9, it is easily accessible by road and is on the main London to Inverness rail route. Pitlochry has a local school for ages 3 - 16years, a Medical Centre, Veterinary Surgery, Town Hall and Leisure Centre plus many attractions including the Festival Theatre, Dam and Salmon Ladder.

Directions

From our office on Atholl Road in Pitlochry, head up Bonneathill Road to the junction and continue on to West Moulin Road. Pass the Moulin Hotel on your left and veer right continuing on to Kinnaird. You will find the property on your left, just past the sign for Kinnaird Lodges.

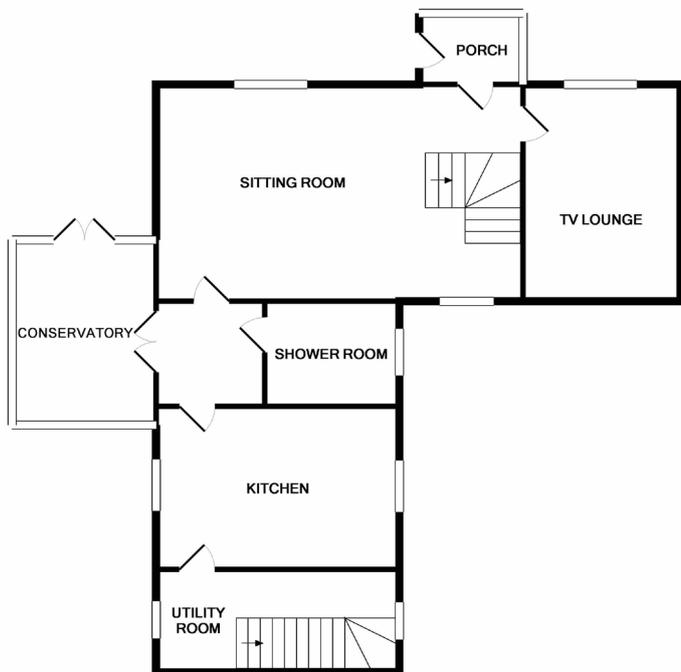
Fixtures and Fittings

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

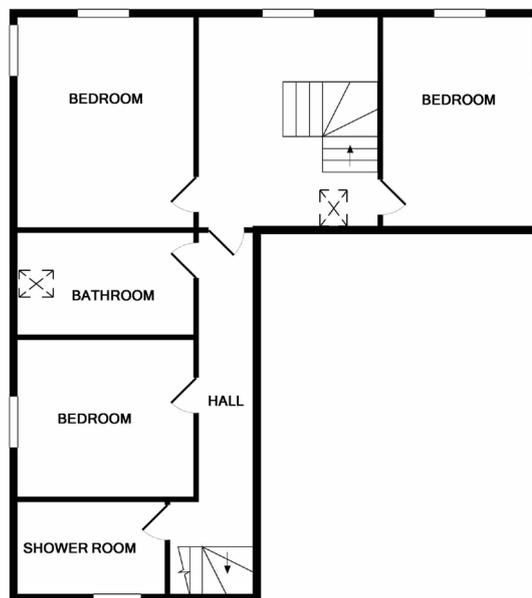
Viewing

By appointment with agent on 01796 472606





GROUND FLOOR



1ST FLOOR

Sitting Room	6.05m x 4.42m
TV Lounge	4.39m x 3.29m
Kitchen	4.70m x 3.32m
Utility Room	4.70m x 1.73m
Conservatory	4.22m x 2.63m
Shower Room 1	2.18m x 1.23m
Bedroom 1	4.89m x 3.10m

Bedroom 2	3.60m x 3.21m
Bedroom 3	3.06m x 2.93m
Bathroom	3.04m x 1.65m
Shower Room 2	2.87m x 1.64m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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EPC Band E

J & H Mitchell Solicitors & Estate Agents

51 Atholl Road | Pitlochry | Perthshire | PH16 5BU

T: 01796 472606 F: 01796 473198 E: j@hnmitchell.co.uk

www.jandhmitchell.co.uk



Note

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 nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters 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.