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Kinnaird Cottage Kinnaird, Pitlochry, PH16 5JL



***Delightful stone house
with picturesque views
over the Tummel Valley,
and with an interesting
Robert Louis Stevenson
connection.***

Porch
Hall
Dining Room
Sitting Room
Kitchen
Utility Room
Shower Room
Bathroom
Three Bedrooms
Garden & Driveway
Garage

Home Report Available

Guide Price £230,000





Directions

From Atholl Road, Pitlochry take the road to Kirkmichael. Follow the road out of Pitlochry and through the village of Moulin. Kinnaird is about a mile beyond Moulin and the property is the last stone house on the left hand side before the sharp bend.

About the Area

Pitlochry is well known as a tourist and recreational centre of considerable character, set amidst outstanding scenery. Golf, fishing, bird watching, hill walking and other leisure activities are readily available. The town hosts the famous Pitlochry Festival Theatre. and Hydro-Electric Dam with salmon ladder.

Pitlochry has all modern facilities including supermarket, shops, banking and most professional services, an Indoor Leisure Centre, Cottage Hospital, Doctors' Surgery, Veterinary Surgery and High School.

Pitlochry is 26 Miles from Perth, which is the nearest city, is within one and a half hours of Edinburgh Airport and two hours of Glasgow Airport and is situated on the main London/Inverness railway line with daily '125' and nightly sleeper services. It is adjacent to the main A9 Inverness/Perth trunk road providing a swift link to all the main centres of Scotland, with frequent bus services.

Property

Kinnaird Cottage is a delightful mid-19th century stone house which is now on the market for the first time in its history. It offers well proportioned accommodation and would make a lovely family home. It would now benefit from some modernisation. The author Robert Louis Stevenson and his wife rented Kinnaird Cottage in the summer of 1881. His description could still apply today: "We have a lovely spot here: a little green glen with a burn, a wonderful burn, gold and green and snow-white, singing loud and low in different steps of its career, now pouring over miniature crags, now fretting itself to death in a maze of rocky stairs and pots; never was so sweet a little river. Behind, great purple moorlands reaching to Ben Vrackie. Sweet spot, sweet spot."

Services

Mains electricity. Private water and drainage. The sellers are arranging for the property to be connected to the mains water supply.

Situation

Kinnaird Cottage enjoys an elevated position within the hamlet of Kinnaird, on a sunny, south-facing slope, overlooking Pitlochry and the Tummel Valley..

Accommodation

Porch

Entered through solid exterior door. Windows to two sides lending natural light.

Hall

Gives access to all accommodation with carpeted staircase leading to the upper floor. Large built in cupboard beneath stairs offering excellent storage.

Dining Room 5.62m x 4.85m

Well proportioned Dining Room with window to the front offering natural light. Open fire with iron grate and timber surround and mantle. This could also be used as a family room/dining room. Door to Kitchen. Carpeted. Radiator.

Kitchen 5.30m x 2.07m

Fitted with base and wall units with contrasting marble effect work surfaces incorporating stainless steel sink and drainer unit space for slot in electric cooker, plumbing for washing machine and space for fridge/freezer as desired. Two windows to the rear. Door to utility/porch area which in turn, gives access to the garden and has space for white goods if desired.

Sitting Room 4.83m x 3.70m

Well proportioned room with window to the front with working shutters. Built in shelved cupboard. Timber mantle. Storage heater.



Downstairs Shower Room

Fitted with white three piece suite; WC, wash hand basin and shower enclosure. Opaque window. Tiled around splash back areas and tiled floor.

Bedroom 1 3.33m x 3.06m

Downstairs double bedroom with window to the side offering natural light and lovely views. Original fireplace with working open fire.

Upstairs Bathroom

Fitted with three piece suite; WC, wash hand basin and bath with shower overhead. Opaque window. Vinyl flooring. Storage heater.

Landing

Carpeted landing with window offering light and lovely views. Access to remaining bedrooms. Storage heater.

Bedroom 2 3.81m x 3.26m

Good sized double bedroom with window to the front offering lovely views over the Tummel Valley. Original fireplace. Carpeted. Storage heater.

Bedroom 3 4.82m x 3.92m

Another well proportioned double bedroom with window to the front offering delightful views. Built in cupboard. Carpeted. Storage heater.

External

To the front of the property there is a good sized garden area laid to lawn. Pathway to front door from gate at road side. Driveway to side offers ample parking and access to timber garage. There is a small area of garden ground behind the property. The garden is enclosed with wooden fence, mature hedging and trees.

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

