



Tenandry Cottage, Killiecrankie, Pitlochry, PH16 5LH

Offers Over **£475,000**



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**J&H Mitchell**<sup>WS</sup>  
SOLICITORS & ESTATE AGENTS  
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**Tenandry Cottage,  
Killiecrankie,  
Pitlochry,  
PH16 5LH**

Offers Over  
**£475,000**

We are delighted to bring to market this unique four-bedroom detached property set in the beautiful, rural and historic village of Killiecrankie.



This unique property, originally a two-bedroom cottage built around 1880 and recently extended, comprises, on the ground floor, entrance vestibule; open plan living/dining room; kitchen; rear vestibule; utility room; hallway; living room and two double bedrooms, both with en-suite bathroom/shower room. A stairway in the original cottage leads to the first floor where you will find two double bedrooms and family bathroom.

The position of this property is perfect for those who like hill walking and the great outdoors. The Pass of Killiecrankie is situated nearby and renowned for its outstanding natural beauty and history. And for the daredevils, the Highland Fling - a daring bungee jump from the Garry Bridge!

This fabulous property, in its stunning surrounding, is a welcome addition to the market. Viewing is strictly by appointment and highly recommended.

**Main Entrance** (11' 6" x 4' 10") or (3.51m x 1.47m)

**Hallway** (10' 4" x 8' 1") or (3.15m x 2.47m)

**Living Room** (18' 8" x 16' 0") or (5.70m x 4.87m)

**Utility Room** (10' 1" x 7' 3") or (3.07m x 2.20m)

**Bedroom 1** (15' 11" x 12' 3") or (4.84m x 3.74m)

**En-suite shower room** (8' 2" x 6' 0") or (2.49m x 1.83m)

**Bedroom 2** (12' 2" x 10' 7") or (3.71m x 3.22m)

**En Suite** (8' 4" x 5' 10") or (2.53m x 1.77m)

**Cottage entrance** (5' 11" x 4' 6") or (1.81m x 1.36m)

**Living Room** (15' 9" x 15' 11") or (4.80m x 4.86m)

**Dining Room** (17' 9" x 11' 7") or (5.41m x 3.54m)

**Cottage Kitchen** (13' 2" x 7' 9") or (4.02m x 2.36m)

**Back Entrance** (7' 6" x 4' 4") or (2.29m x 1.33m)

**Bedroom 3** (13' 2" x 8' 8") or (4.02m x 2.65m)

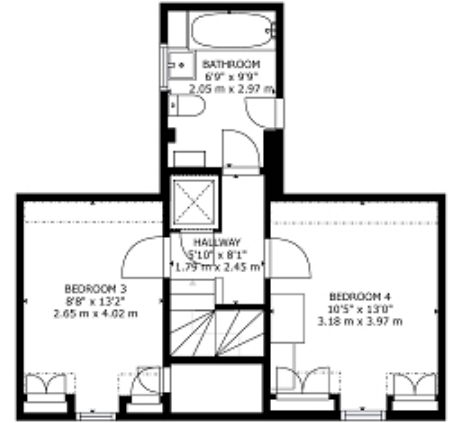
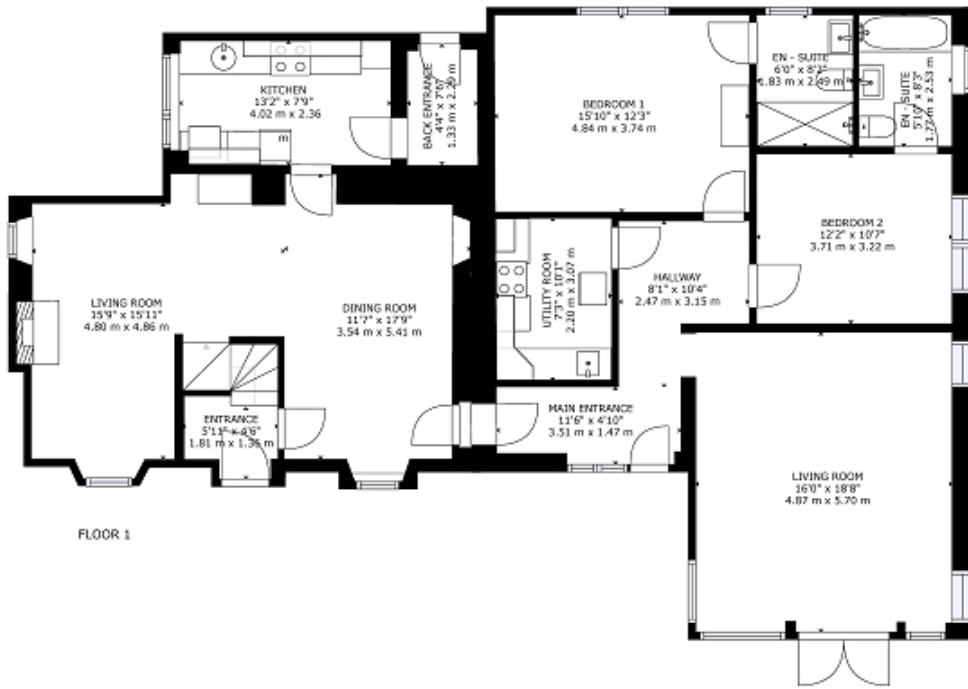
**Bedroom 4** (13' 0" x 10' 5") or (3.97m x 3.18m)

**Bathroom** (9' 9" x 6' 9") or (2.97m x 2.05m)

## Directions

From Pitlochry follow Atholl Road onto the B8019. Continue along until you come to a left turning signposted for Tummel Valley Park and Queens View Visitor Centre. Cross the Garry Bridge, take the first road on your right and continue up the hill, passing the Church of Scotland, you will find Tenandry Cottage on your left.





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GROSS INTERNAL AREA  
 FLOOR 1: 1657 sq. ft., 154 m<sup>2</sup>, FLOOR 2: 375 sq. ft., 35 m<sup>2</sup>  
 EXCLUDED AREAS: , REDUCED HEADROOM BELOW 1.5M: 42 sq. ft., 4 m<sup>2</sup>  
 TOTAL: 2032 sq. ft., 189 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		71
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>	31	
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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