



Pitnacree Cottage, Ballinluig, Pitlochry, PH9 0LW

Offers Over £725,000

J&H Mitchell are delighted to bring to market this impressive traditional stone built detached property, with extended annex, set in the peaceful hamlet of Pitnacree, enjoying stunning countryside views.

From the front entrance vestibule you are immediately welcomed into a bright hallway with many original features including staircase and doors. From there the accommodation, on the ground floor, comprises a spacious lounge; sitting room/office; dining room; fully fitted kitchen; side entrance porch; utility room; WC/drying room; and pantry. A beautiful original timber staircase leads to a landing which branches off in two directions. On one side you will find two generous double bedrooms (one with en-suite); family bathroom and separate shower room. On the other side three double bedrooms and a fourth double bedroom/office. All of the rooms in this property are of a substantial size with high ceilings and have windows with working shutters. Not to mention the views!

Heating is provided by means of a wood pellet boiler, located within the external boiler room. Log burners can be found in the lounge, dining room and annex living area.

From the utility room there is a doorway to the attached annex, completed in January 2016. A hallway leads to the stylish open plan living/kitchen/dining area with large windows and patio doors enjoying the stunning views over the lawn and the valley beyond. An oak staircase leads to a gallery bedroom overlooking the living area.

Outside, the generous garden grounds comprise a well-maintained lawn, bordered with various shrubs and trees; a sweeping gravelled driveway leading to a double garage, log store and boiler room. Various other outbuildings include a garden store and boot room. To the side of the property there is parking for several cars.

Pitnacree is a peaceful hamlet situated between Aberfeldy and Ballinluig, neighbouring Strathtay. Local amenities can be found in nearby Aberfeldy, such as a doctors surgery, Breadalbane Academy campus, various sport and leisure facilities and various shops, bars and restaurants.

Pitnacree Cottage is a welcome addition to the market. Viewing is highly recommended and strictly by appointment.



Entrance Vestibule (3.17m x 1.06m)

Hallway (6.38m x 2.49m)

Lounge (7.19m x 5.19m)

Sitting room/Office (4.26m x 3.88m)

Dining Room (7.28m x 4.21m)

Kitchen (5.87m x 3.58m)

Side Porch (3.24m x 2m)

Utility Room (3.95m x 3.33m)

WC/Drying Room (4.10m x 3.40m)

Pantry (3.34m x 1.82m)

Landing (4.28m x 1.10m)

Bedroom 2 (4.26m x 3.70m)

Bedroom 3 (4.26m x 3.08m)

Bedroom 4 (6.58m x 3.71m)

Bedroom 5 (4.52m x 4.27m)

Bedroom 6 (4.82m x 3.44m)

En Suite (2.18m x 1.23m)

Office (4.23m x 2.77m)

Bathroom (3.27m x 2.44m)

Shower Room (2.96m x 2.64m)

ANNEX

Hallway (5.47m x 2.91m)

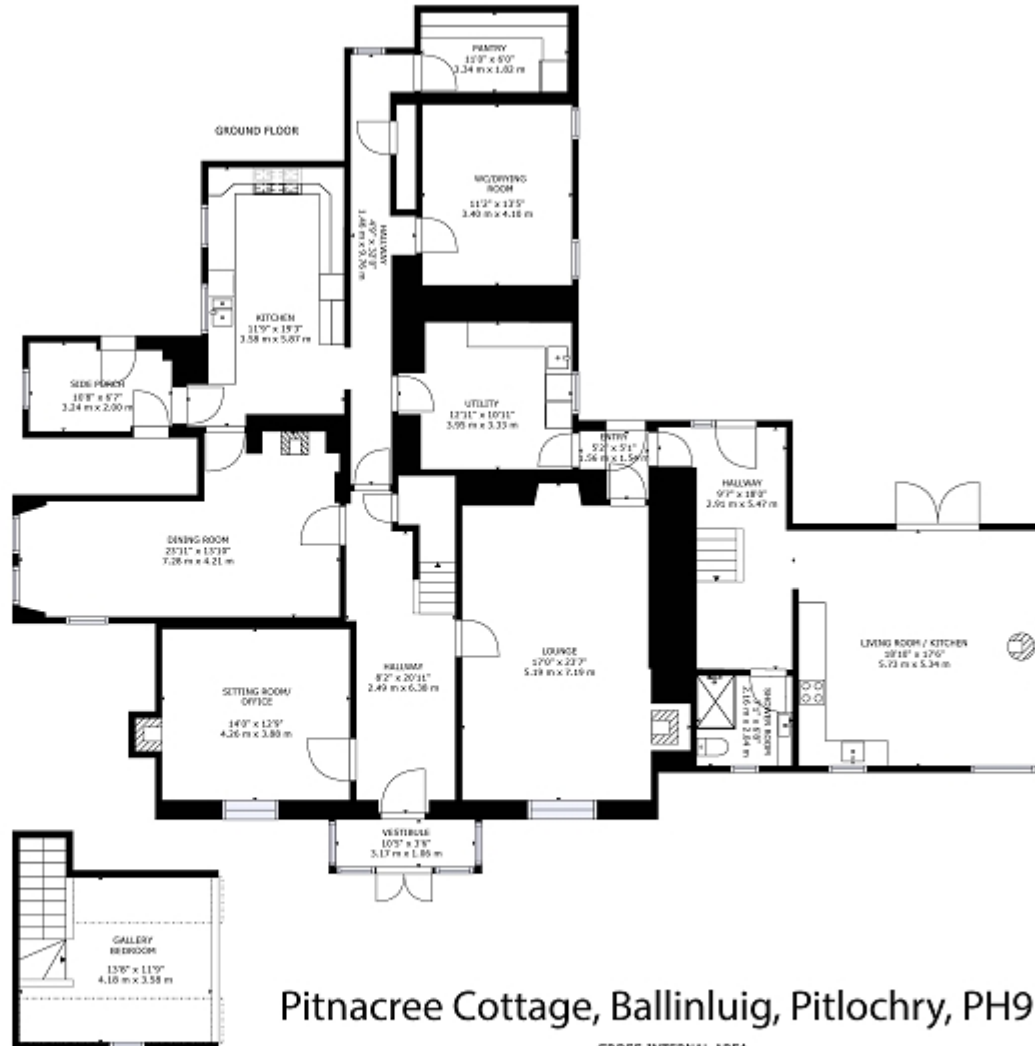
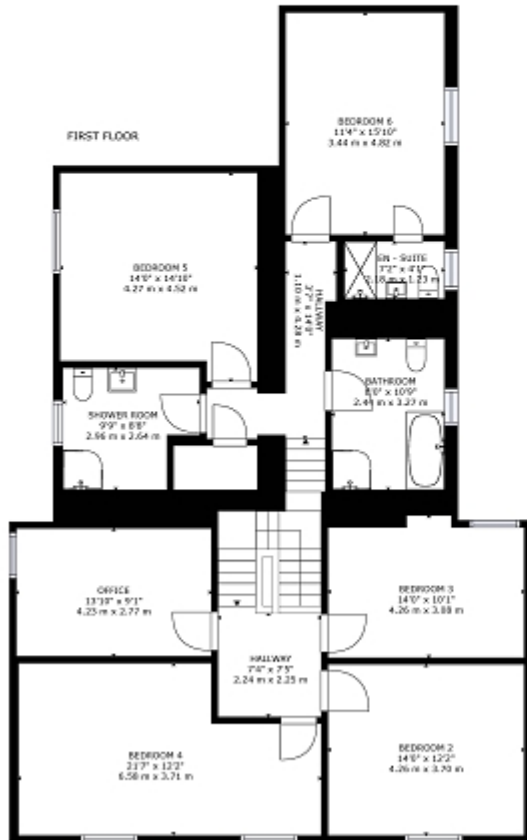
Open plan living/kitchen/dining (5.73m x 5.34m)

Shower Room (2.16m x 2.04m)

Gallery Bedroom (4.18m x 3.58m)







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GROSS INTERNAL AREA
 FLOOR 1: 2511 sq. ft, 233 m², FLOOR 2: 1704 sq. ft, 158 m²
 EXCLUDED AREAS: , REDUCED HEADROOM BELOW 1.5M: 75 sq. ft, 7 m²
 TOTAL: 4215 sq. ft, 392 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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