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Upper Chesthill Cottage, Glenlyon, by Aberfeldy, PH15 2NH

Offers Over £290,000

We are delighted to offer this rare opportunity to buy a lovely property in beautiful Glen Lyon. This attractive house is an elevated position which maximises the stunning views of the surrounding glen and mountains. It is set within its own garden grounds, located well back from the road and is not overlooked. There are open fields to the front of the property and native woodland and open hills to rear and side with easy access to the surrounding countryside.

There are several reception rooms within the house which make it a spacious and interesting home. It consists a living room, sun room, large kitchen/dining room, a snug and three good sized double bedrooms one with a walk-in wardrobe and en-suite shower room. Additionally there is a family bathroom.

Many of the rooms have partially vaulted ceilings with rooflights which enhance the feeling of space and light. There are many additional features which further enhance the property, such as use of the stone walls in some rooms, pine lined ceiling in the living room and pine lined walls in the sun room. The kitchen has an oil fired Aga which also provides hot water.

Externally the house has a fenced garden laid mainly to grass with assorted shrubs and small trees and two garden sheds.



Upper Chesthill Cottage is location towards the eastern end of Glen Lyon which is a beautiful glen situated in the heart of Highland Perthshire. There is an abundance of local walks available and the area is famed for its wildlife. It is a short drive to Aberfeldy where there are schools, shops and sporting facilities.

Please note - Title to Upper Chesthill Cottage is currently held subject to a right of pre-emption. Once an offer has been accepted in principle, the property must be offered to the holder of the right of pre-emption, and any contract will remain conditional on the right not being exercised

Sun Room - (14' 5" x 8' 8") or (4.39m x 2.63m)

Living Room - (16' 4" x 15' 1") or (4.97m x 4.59m)

Kitchen/Dining Room - (20' 7" x 13' 0") or (6.27m x 3.96m)

Bedroom 1 - (16' 4" x 15' 2") or (4.99m x 4.62m)

En Suite - (9' 0" x 6' 10") or (2.75m x 2.08m)

Snug - (12' 5" x 12' 3") or (3.78m x 3.73m)

Bedroom 2 - (12' 6" x 12' 4") or (3.81m x 3.77m)

Bedroom 3 - (13' 5" x 12' 0") or (4.08m x 3.67m)

Bathroom - (8' 7" x 8' 2") or (2.62m x 2.50m)



Directions

From Aberfeldy, turn right onto B846 signposted Weem. Continue to Coshieville and turn left at sign to Fortingall and Fearnan. Drive for approx 6 miles passing through Fortingall. Watch for driveway on right with signs for Dornoch Lodge, Keepers Cottage and Upper Chesthill Cottage.

PLEASE CLOSE ALL GATES.

What Three Words - appear.bonfires.amber







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GROSS INTERNAL AREA
 FLOOR PLAN: 1,759 sq. ft, 163 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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Every effort has been taken in preparing these details as carefully as possible, however, intending purchasers should be aware that their accuracy is not guaranteed, all measurements are approximate and this does not form any part of any contract. J H Mitchell has not tested any apparatus, fixtures, fittings, central heating systems or services mentioned in these particulars and intending purchasers are advised to satisfy themselves as to their working order or condition.