



J&H Mitchell ^{WS}
SOLICITORS & ESTATE AGENTS
— Since 1836 —



Allt Essan Killiecrankie By Pitlochry PH16 5LF

Offers Over £200,000

J&H Mitchell are delighted to bring to the market, this rare opportunity to purchase a charming and historic cottage situated in the Pass of Killiecrankie.

This cottage was originally built in 1823 as a tollhouse prior to the abolition of toll roads in Scotland during the late 1800s. It retains many period features including exposed timber beams and attractive wooden internal doors. It has been which have been sympathetically combined with modern day living to create an unexpectedly spacious living space within.

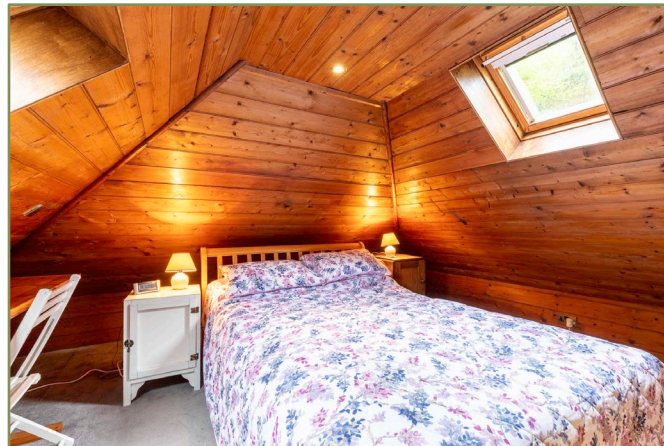
The cottage provides a bright and cosy living room to the front with angled windows to the views of the woodlands and hills. There is an open fire set in a tiled fireplace with wooden mantelpiece. The adjacent living/dining room has a wood burning stove set in a stone fireplace.



The kitchen is in the rear extension and has a range of wall and floor units with mosaic tiled worktop and splashback. There is an integrated oven and ceramic hob. The bathroom is also in the extension area and consists a bath with electric shower over, WC and WHB.

Upstairs there are two characterful double bedrooms. Both have timber lined walls and coombed ceilings with Velux windows.

Externally the cottage has a gravelled driveway and timber shed to one side with a heather border on the rear slope. On the opposite side of the house there is a garden area laid mainly to grass with a gravelled area ideal for a bench to make the most of this lovely sun trap. There is an attractive stone wall built into the surrounding rock which creates a beautiful boundary to the cultivated garden space. The ground behind and to the sides of the house are also included within the title and have a mixture of native trees and wildflowers.



The cottage is located at the entrance to the Cairngorm National Park, not far from the Killiecrankie Visitor Centre where there is a cafe and easy access to the historic Soldier's Leap and the extensive network of footpaths and cycle ways in the area. Blair Atholl with its historic castle is three miles to the north. Pitlochry is a short drive to the south, where there are schools, shops, cafes, hotels and the highly acclaimed theatre. Killiecrankie has a bus service to Pitlochry which itself connects by bus and train to the Central Belt to the south and Inverness to the north

Dimensions

Living Room (14' 5" x 13' 0") or (4.40m x 3.95m)

Living/Dining Room (14' 5" x 12' 4") or (4.40m x 3.75m)

Kitchen (7' 3" x 5' 11") or (2.20m x 1.80m)

Bathroom (10' 8" x 4' 3") or (3.25m x 1.30m)

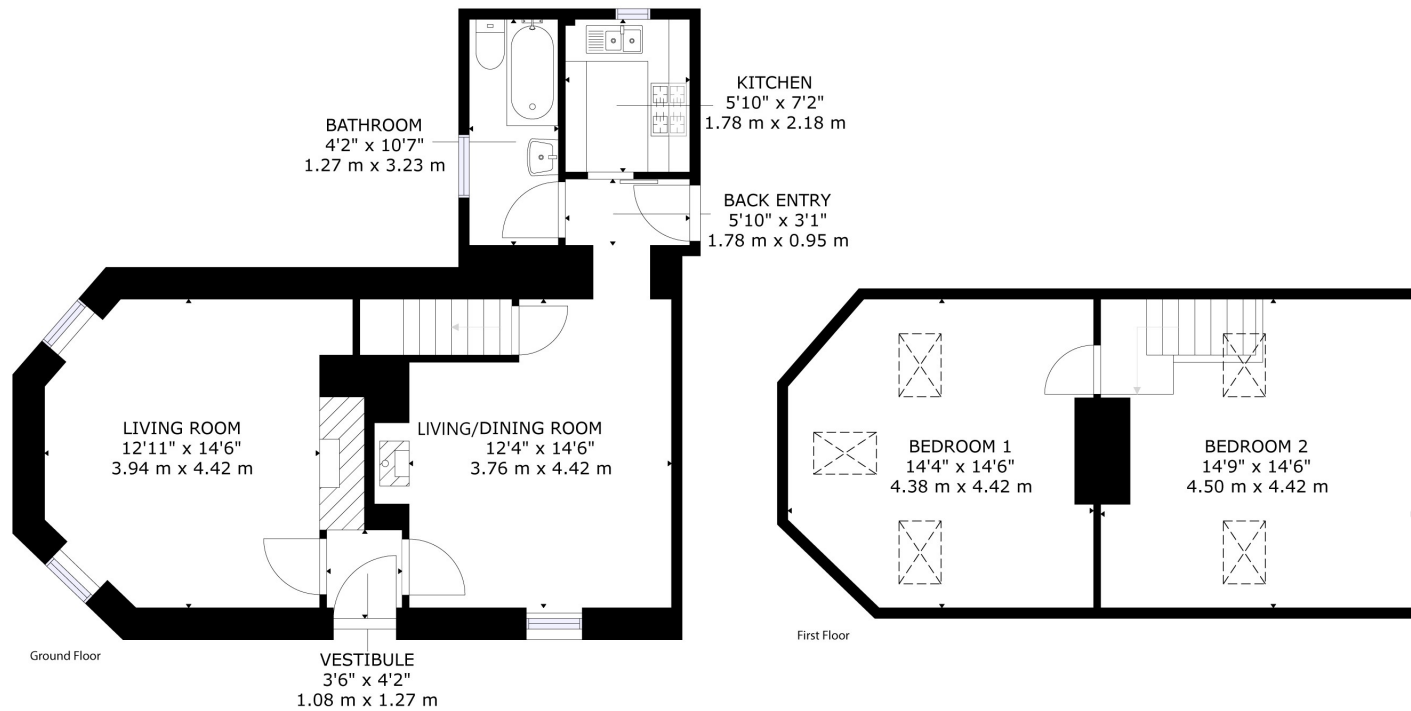
Bedroom 1 (14' 5" x 14' 5") or (4.40m x 4.40m)

Bedroom 2 (14' 9" x 14' 5") or (4.50m x 4.40m)



Directions

From Pitlochry, head north through the town on B8019 for approx 3.5 miles passing the turn off to Tummel Bridge. Allt Essan is on the right just before you reach the Killiecrankie visitor centre.



Allt Essan Killiecrankie PH16 5LF

GROSS INTERNAL AREA
FLOOR 1: 544 sq.ft, 51 m², FLOOR 2: 409 sq.ft, 38 m²
TOTAL: 953 sq.ft, 89 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

J & H Mitchell : 51 Atholl Road, Pitlochry, PH16 5BU : 01796 472606 : www.jandhmitchellproperty.co.uk : info@jandhmitchell.com

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 not that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matter 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.



J & H Mitchell : 51 Atholl Road, Pitlochry, PH16 5BU : 01796 472606 : www.jandhmitchellproperty.co.uk : info@jandhmitchell.com

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 not that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matter 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.