



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



Old Faskally Cottage Killiecrankie PH16 5LG

Offers Over £225,000

J&H Mitchell are delighted to bring to market this charming cottage, nestled in a picturesque location on the edge of the Cairngorms National Park.

This characterful home is situated on a quiet side road close to Killiecrankie village, within beautiful native woodlands and adjacent to open fields that allow views up to Ben Vrackie.

The cottage benefits from recent upgrades that are sympathetic to its age, including traditional column radiators, braided cord pendant lights and bakelite electrical switches. It also boasts original features such as 4-panel interior doors, fireplaces and high ceilings.

The cottage consists of an attractive, bright living room with painted wooden floorboards and dual-aspect windows, one of which has a window seat with views across the garden. There is also a newly installed Morso 'Squirrel' multi-fuel stove with full-height recessed shelves on either side.



The kitchen, located towards the rear of the property, has white wall and floor units with a wood-effect worktop. There is space for a cooker, washing machine and fridge.

There are two bedrooms, both of which retain the old fireplaces and original wood flooring as features. The shower room consists of a shower cubicle with an electric shower, WC and WHB.

Externally, there is a stone-built lean-to with two separate spaces, one providing ample storage and the other housing the oil-fired boiler.

The large garden is partly laid to grass with flower borders and raised beds. There is also a woodland garden all around the house, with beautiful native trees on slightly elevated ground and cut pathways.

The cottage is a Grade C listed building. This listing is usually applied to buildings of special architectural or historical interest which are good examples of a particular period, style or type. In this case a C listing does not prevent alterations, it simply requires that listed building permission must be sought in advance. Further information is available from Historic Environment Scotland.



Just a short walk away are the Killiecrankie Visitor Centre and Cafe, the historic Soldier's Leap, Killiecrankie House Hotel and Restaurant, as well as an extensive network of footpaths and cycleways.

Blair Atholl, three miles to the north, has a village shop and cafes, while Pitlochry, four miles to the south, has schools, shops, cafes, hotels, a highly acclaimed theatre and a train station with regular services to Inverness, Glasgow and Edinburgh and the Caledonian Sleeper to London.

Dimensions

Vestibule (6' 7" x 3' 11") or (2.00m x 1.20m)

Living Room (14' 1" x 9' 10") or (4.30m x 3.00m)

Kitchen (13' 0" x 5' 9") or (3.95m x 1.75m)

Bedroom 1 (11' 6" x 10' 10") or (3.50m x 3.30m)

Bedroom 2 (14' 9" x 6' 11") or (4.50m x 2.10m)

Shower Room (6' 5" x 5' 5") or (1.95m x 1.65m)

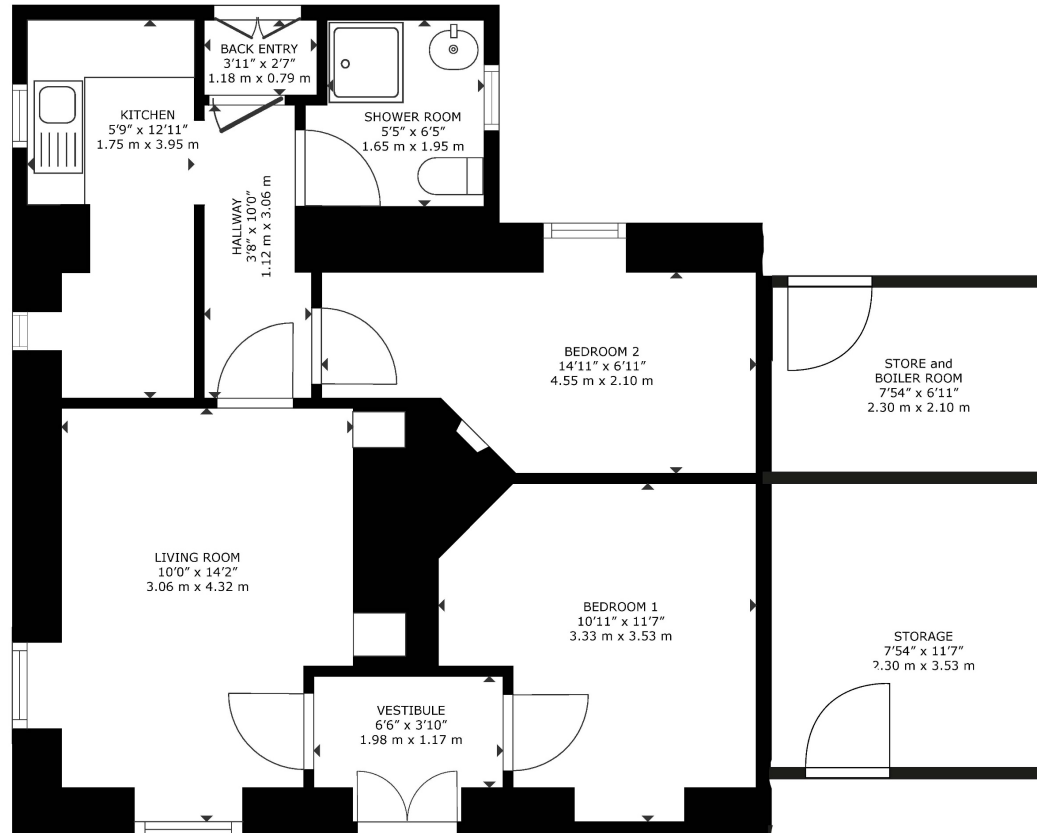
External Store (11' 6" x 7' 7") or (3.50m x 2.30m)

External Store (7' 7" x 6' 11") or (2.30m x 2.10m)



Directions

From Pitlochry, head north through the town on B8019 for approx 3.5 miles passing the turn off to Tummel Bridge. Just after you reach the Killiecrankie visitor centre, there is a turning to the right. Follow this road going under the bridge and onwards round the corner. Old Faskally Cottage is on the right.



Old Faskally Cottage Killiecrankie PH16 5LG

GROSS INTERNAL AREA
FLOOR PLAN 53.5 m² (575 sq.ft.)
TOTAL : 53.5 m² (575 sq.ft.)

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.