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1 Clais-An-Deor Place Logierait PH9 0LB

Offers Over £325,000

1 Clais-An-Deor Place is an attractive three bedroom detached house located in the outskirts of the village of Logierait.

The house is in a slightly elevated position and has an open outlook to the south over fields to the hills beyond. It benefits from mains gas underfloor heating with a woodburning stove in the living room.

Enter from the side into a vestibule which leads to a spacious central hallway which provides access to all areas of the house and has two large store cupboards.

The large living room has a bay window to the front and the views with an additional window to the rear of the room making it bright and airy. The woodburning stove is set in a slate fireplace with a timber mantelpiece above. The kitchen/dining room is to the opposite side of the house and also enjoys views to the front. The kitchen has a good range of wooden wall and floor units with marble effect worktop and splashbacks with a "Stoves" range cooker. The dining area has French doors onto a decked balcony to the front of the house.



Bedroom one is large double room which has been made into a suite due to the positioning of a door at the end of the corridor which accesses two built-in wardrobes and a fully tiled, well-proportioned en-suite shower room. This comprises a large walk-in shower, WC and WHB in vanity units and wall cupboards. Bedrooms two and three are also double rooms and there is a fully tiled family bathroom with an accessible bath, separate shower cubicle, WC and WHB. Finally there is a separate utility room which is accessed from the back garden.

Externally, there is a large metal shed to the rear and two canopies over paved areas to the side and rear of the house. A paved area to the side is suitable for parking and there are various gravelled areas. The rear garden is beautifully built up, with stone terracing and rockeries with a path weaving up to an elevated patio at the top. There is an additional patio area to the side.

At the entrance to the house, there is a paved ramp and steps with gravelled surrounds. To the front there is a decked area which overlooks the front garden which is mainly lawn with shrubs and flower borders.

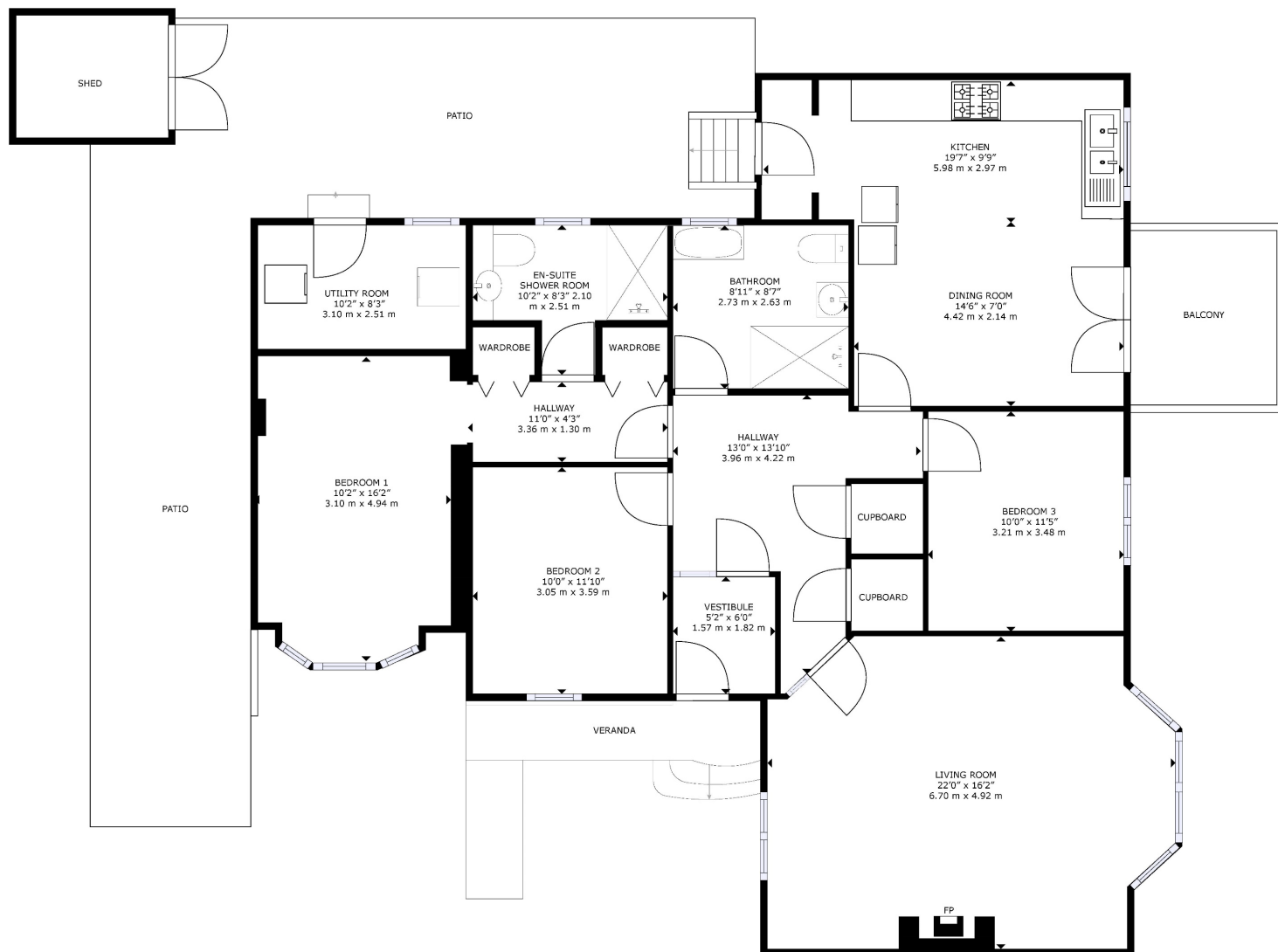




Logierait is a small village at the beginning of the road to Aberfeldy. It is a short drive to Ballinluig where there is a village shop and café and has easy access to the A9. Pitlochry is approx. six miles to the north and provides shops, schools and leisure facilities as well as rail links to the Central Belt and the north. Perth is a little over 20 miles to the south.

Directions

From our office in Pitlochry, head south on the A9 turning off at Ballinluig which is signposted Aberfeldy. Follow the road round to the right crossing over the A9 and take the Aberfeldy turning off the roundabout. Immediately after the 40mph signs, turn right into a small turning with a red letter box on the corner. Follow this road up the short slop, No 1 is on the right hand side.



1 Clais an Deor Place, Logierait, PH9 0LB

GROSS INTERNAL AREA
 FLOOR PLAN: 1,486 sq. ft, 138 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE; ACTUAL MAY VARY.



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