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# Piper's Croft Killiecrankie PH16 5LW

Offers Over £430,000

Piper's Croft is a desirable five-bedroom house situated in peaceful woodland to the north of Killiecrankie.

This attractive property is ideally suited as a family home but would also make a delightful holiday house.

It has a slightly elevated position with fields to the rear and benefits from having solar panels which generate power which is plugged into the National Grid. It has oil central heating and a stove in the living room which historically also heated the radiators and water.

The house is approached via a short driveway. There are several external entrances with the most convenient being to the side, adjacent to the garage. A corridor leads through to a doorway into the main body of the house.



There is a well proportioned dining room with an arched doorway through to the adjacent kitchen. This consists of a good range of wall and floor units with a breakfast bar, integrated electric oven, ceramic hob and dishwasher. This in turn leads through to a spacious living room with large windows to the southwest and views of the garden, trees and hills beyond. There is a stove set in a "Fyffestone" fireplace and built in shelving to the sides. A small garden room is accessed to the side and opens via patio doors onto a covered patio area.

A good sized utility room houses the oil-fired boiler, sink, additional kitchen units and a washing machine with space for additional white good as required.

To the opposite end of the house, there are two double bedrooms, one with built in wardrobe and the other, an L-shaped room which has been latterly used as an office. There is an attractive sun room which again looks out over the garden and views. The downstairs accommodation is completed by a fully tiled bathroom, consisting of a bath with electric shower over, WC, WHB in vanity unit and a heated towel rail.





A stair leads from the central hallway to the upper floor where there are two double bedrooms and a single bedroom and a shower room with shower cubicle, electric shower, WC and recessed WHB. The controls for the solar panels are in the cupboards within this room.





Externally, there is an integrated double garage with electric doors (Note - one door requires adjustment in order to be used)

The approach via the tarred driveway leads to a spacious parking area adjacent to the house and there is an old timber garage to the side of the driveway.

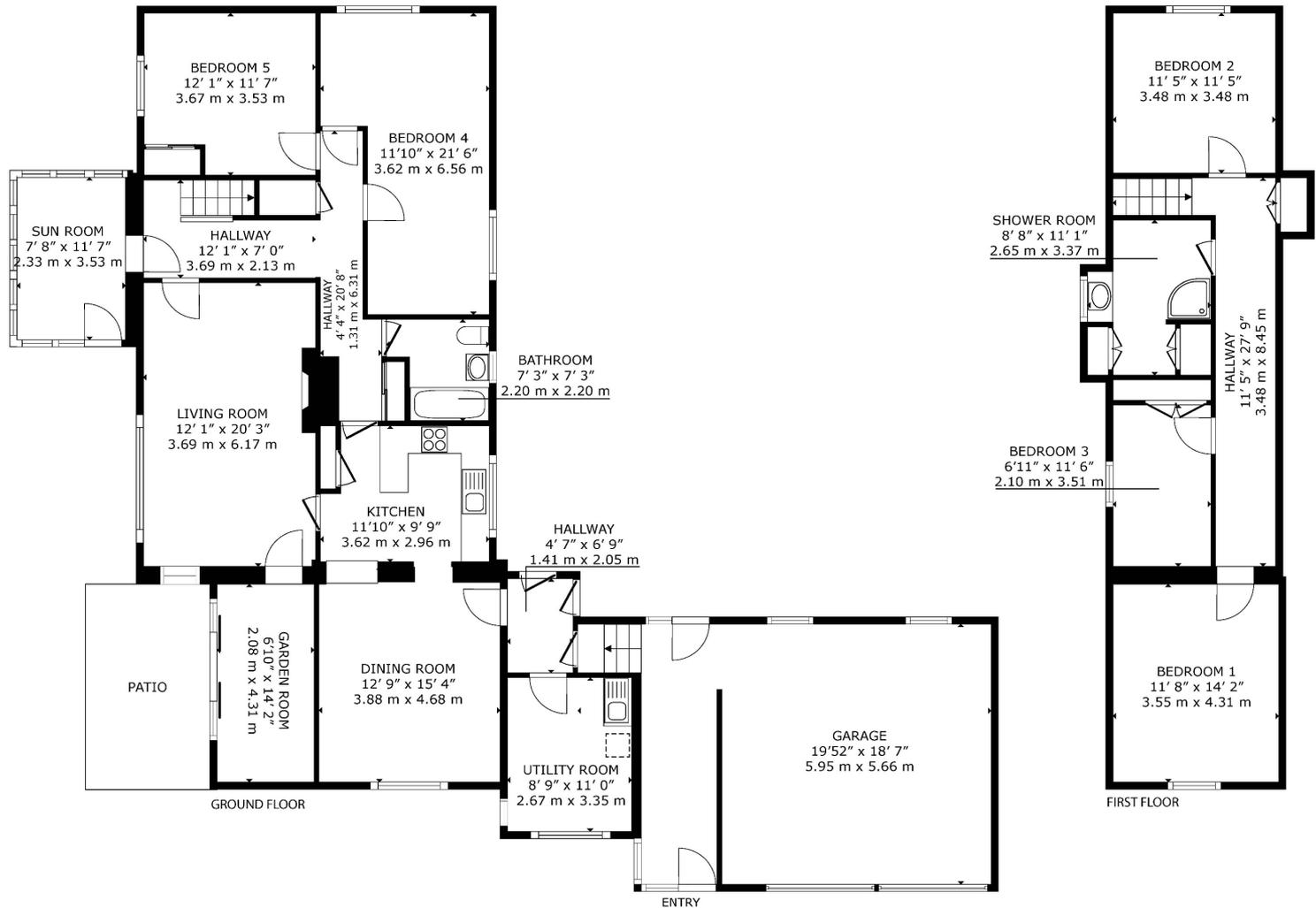
There is a large garden all round the house and is an attractive mixture of cultivated and woodlands zones. It is partially laid to lawn with many shrubs and trees. The rear boundary is lined with conifers and large boulders and there are hedges and a drying area. To the front there are steps down to the lower garden where there are a variety of trees.



Piper's Croft is located just north of Killiecrankie so is 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.

Blair Atholl with its historic castle is three miles to the north and offers a village shop and train station with the House of Bruar a little beyond.

Pitlochry is a short drive to the south, where there are schools, shops, cafes, hotels and the famous Pitlochry Festival 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.



## Piper's Croft Killiecrankie PH16 5LW

GROSS INTERNAL AREA  
 FLOOR 1 140.6 sq.m. (1,514 sq.ft.) FLOOR 2 60.6 sq.m. (652 sq.ft.)  
 EXCLUDED AREAS : GARAGE 43.9 sq.m. (472 sq.ft.) PATIO 11.9 sq.m. (128 sq.ft.)  
 TOTAL : 201.2 sq.m. (2,165 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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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.

## Directions

From our office in Pitlochry, travel north on the B8019 to Killiecrankie. Pass through the village and pass the national speed limit signs and continue onwards on a long straight section. As the road turns slightly to the right, watch for a sign indicating a turn off to the right, as you come to some houses immediately take the sharp turning to the right and double back up the hill. Ignore driveways on the right, continue up hill until the road turns sharply left, Piper's Croft is immediately on the left through a tall gate and is clearly marked.



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