



## An Oarrach | 3 Dall Rannoch | PH17 2QR

- |                   |   |                    |
|-------------------|---|--------------------|
| • RECEPTION ROOMS | 1 | • INTEGRAL GARAGE  |
| • BEDROOMS        | 4 | • LARGE PLOT       |
| • BATHROOMS       | 2 | • ADDITIONAL BOTHY |



OFFERS OVER  
£300,000



## AN OARRACH, 3 DALL

An Oarrach is a beautifully presented four-bedroom detached home set within a small hamlet on the south side of Loch Rannoch on the edge of Dall Estate, accessed via a privately maintained road.

The property offers spacious open-plan living, incorporating a cosy living room with wood burning stove, a dining area with patio doors and a stylish modern kitchen, ideal for both family life and entertaining.

Further accommodation includes a useful utility room with direct access to the integral garage, a well-appointed family bathroom, a generous master bedroom benefitting from built-in wardrobes and an en-suite shower room and three further bedrooms.

The home is serviced by oil heating and enjoys gardens laid predominantly to lawn, surrounded by mature planting, providing an excellent sense of space and privacy.

Of particular note is the additional bothy, offering exciting potential for renovation and conversion, subject to the necessary planning permissions. The property's tranquil setting, combined with its flexible accommodation and outdoor space, makes it an ideal family home or countryside retreat.

Furniture available by separate negotiation.

### LOCATION

Dall is located on the south shore of Loch Rannoch, in a clearing in the Black Wood of Rannoch.

5 miles east of Dall is the village of Kinloch Rannoch, which has a range of amenities including a medical centre, café, general store, hotels, a gallery and a primary school.

Superfast full fibre broadband is available.

The nearby towns of Pitlochry and Aberfeldy offer a full range of services and transport links.





## DIRECTIONS

From our office in Pitlochry head north on the A9 and take the exit for B847 to Calvine/Struan. turn right on to the B846 and head towards Kinloch Rannoch. Drive through the village and over the bridge passing the local store on your left. Take the next right onto Bunrannoch Place and follow the road for about 5 miles along the south shore road. Pass the sign for the Dall Estate on your left, go over a small bridge and take the next left turn and follow the privately maintained road all the way up, veering left at the very end where you will find the property in front of you.

## FIXTURES & FITTINGS

All fixtures and fittings are included in the sale unless otherwise stated.

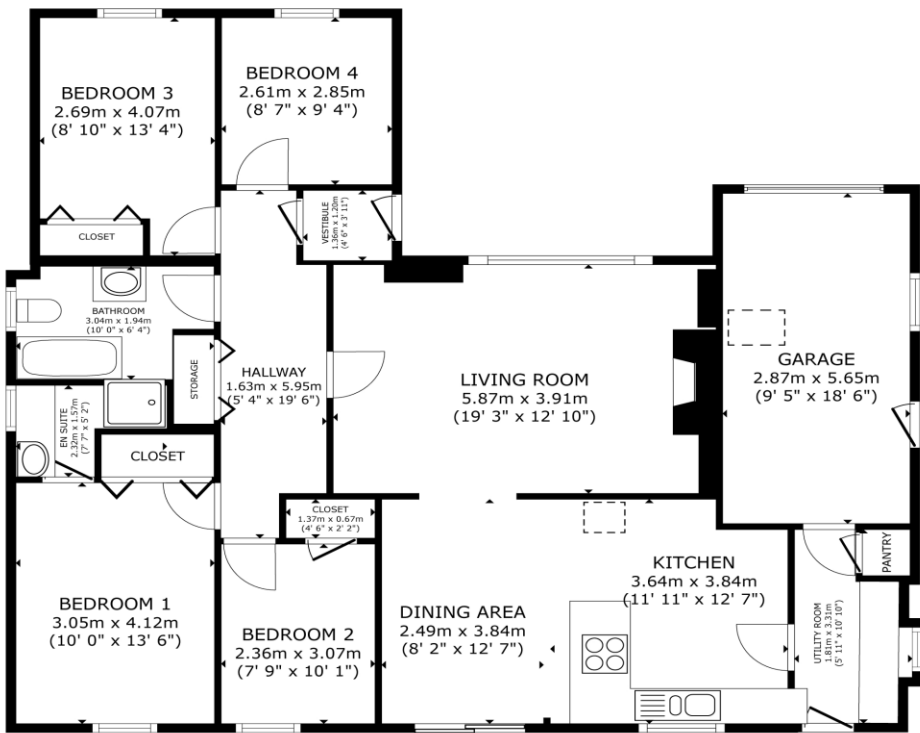
## VIEWINGS

By appointment with J & H Mitchell Solicitors & Estate Agents.

01796 472606 | [property@jandhmitchell.com](mailto:property@jandhmitchell.com) | [www.jandhmitchellproperty.co.uk](http://www.jandhmitchellproperty.co.uk)

EPC RATING D

COUNCIL TAX BAND E



An Orrarch 3 Dall Kinloch Rannoch PH17 2QR

GROSS INTERNAL AREA  
FLOOR PLAN 1 117.3 m<sup>2</sup> (1,262 sq.ft.)  
EXCLUDED AREAS : GARAGE 16.2 m<sup>2</sup> (175 sq.ft.)  
TOTAL : 117.3 m<sup>2</sup> (1,262 sq.ft.)  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Whilst every attempt has been made to ensure the accuracy of the details in these sales particulars, any measurements of doors, windows, rooms, other items and distances are purely for illustrative purposes and should be taken as a guide. Nothing in these particulars is a statement as to the structural condition of the property, poor or otherwise, nor that any services, appliances, facilities or equipment are in good working order. Prospective purchasers should satisfy themselves on such matters prior to purchase.