



## Carndail | Dall Rannoch | PH17 2QH

- RECEPTION ROOMS 1
- BEDROOMS 3
- BATHROOMS 1
- UTILITY ROOM
- GARAGE
- MATURE GARDEN WITH POLYTUNNEL



OFFERS OVER  
£200,000



## CARNDAIL

Carndail is a well proportioned 3-bedroom family home with an open plan kitchen / dining / living room area, which has patio doors into the conservatory. A useful utility room and a family bathroom completes the accommodation.

The garden is surrounded by mature trees and shrubs, and has 2 sheds, a summerhouse, a polytunnel and a log store.

In addition to a single garage with communal parking in front, there is ample space for two more vehicles to park within the grounds. A charge of £90 per annum is payable to Dall Estate for the water supply which services several houses in the hamlet. Heating is provided by oil fired radiators throughout and a log burning stove in the living room. Superfast full fibre broadband is available and mobile signal coverage is 4G.

## 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.

Pitlochry is a popular tourist destination in the heart of Highland Perthshire located just off the A9. It is easily accessible by road and rail with good bus services and direct train services to London and Inverness including the Caledonian Sleeper Service.

The town benefits from a good variety of shops, restaurants and cafes, a medical centre, community hospital, veterinary surgery, town hall, leisure centre and an all-through school from 2-16 years, plus many attractions including Pitlochry Festival Theatre, The Dam Visitor Centre and Salmon Ladder and a good network of walking & cycle routes.

Aberfeldy is the geographical heart of Scotland situated on Scotland's longest river, the River Tay and is home to the Birks Cinema and Dewar's Distillery. You will also find a good selection of local shops, a golf course, community campus housing the library, swimming pool and sporting facilities as well as primary and secondary schools. The area is renowned for outdoor activities including white water rafting, abseiling, gorge walking, canyoning, and mountain biking.





## DIRECTIONS

From Pitlochry head north on the A9 towards Inverness for approx. 10 miles. Take the exit for House of Bruar B8079 on the right and take the immediate left turn onto B847 towards Calvine and on to Kinloch Rannoch. Follow the signs to the south shore and after approx. 5 miles take the road on the left at the sign for Dall Estate and you will find Carndail immediately in front of you.

## FIXTURES & FITTINGS

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

## VIEWINGS

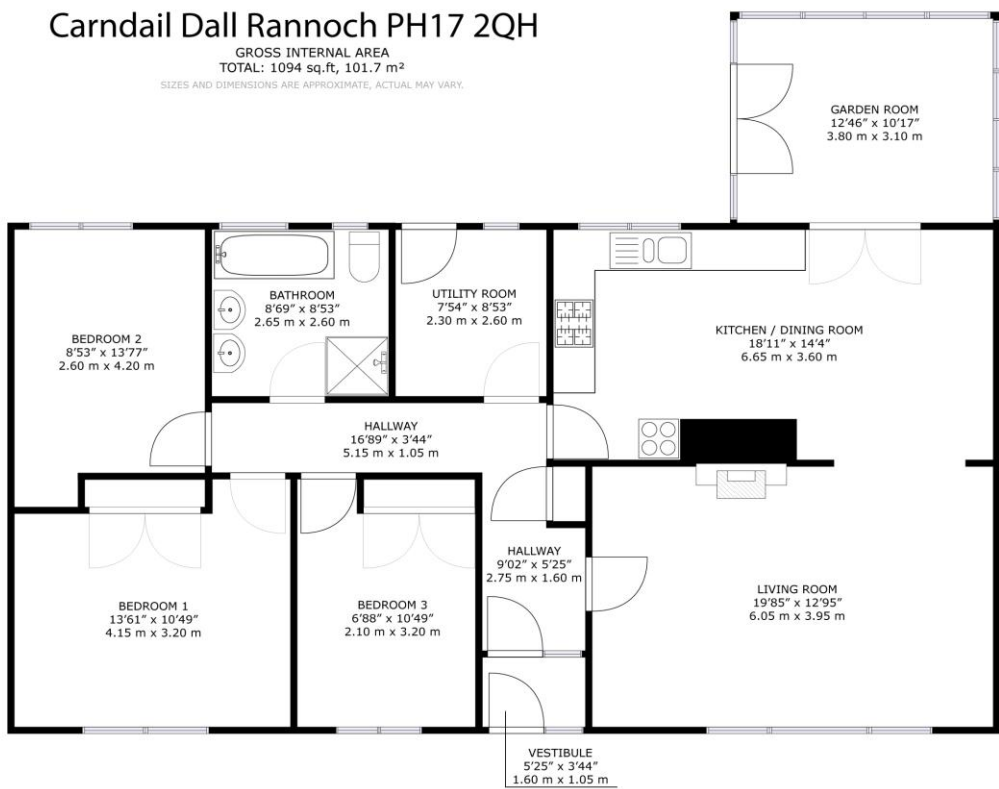
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EPC RATING

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COUNCIL TAX BAND E



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.