



Dalgreine | Bridge of Tilt Blair Atholl | PH18 5SX

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| • RECEPTION ROOMS | 3 | • QUIET LOCATION |
| • BEDROOMS | 5 | • SINGLE GARAGE |
| • BATHROOMS | 6 | • PARKING FOR 6 CARS |



OFFERS OVER
£480,000

DALGREINE

Dalgreine is an impressive 5 bedroom detached house set in a quiet residential area of Bridge of Tilt, Blair Atholl, which has recently been run as a successful B & B. On the ground floor the bright hallway leads you to the dining room, sitting room, living room, kitchen, a double bedroom and a shower room. Stairs up to the first floor take you to 4 tastefully decorated bedrooms, 3 with en-suite shower/bathrooms, a family bathroom, and a study. Continue up to the 3rd floor where you will find useable loft space and an additional shower. The garden is laid mainly to lawn and surrounded by mature shrubs and trees providing privacy. There is ample parking for several cars and a single garage.

LOCATION Bridge of Tilt and Blair Atholl are within easy reach of the A9 which is ideal for commuting and Blair Atholl also has a railway station which is on the mail London to Inverness rail route. The village has two grocery stores, a primary school, a hotel, a 9-hole golf course, a working watermill, several eateries and the famous Blair Castle, which has been home to nineteen generations of Stewarts and Murrays of Atholl. 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.





DIRECTIONS

From Pitlochry head north on the A9 towards Inverness for 4 ½ miles. Take the exit for Blair Atholl and Bruar B8079 and turn right to continue along the B8079. On entering Bridge of Tilt pass the garage on the left-hand side, turn left onto St Andrew's Crescent for 100 yards and take the next left. Dalgreine is halfway down on the right-hand side.

FIXTURES & FITTINGS

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

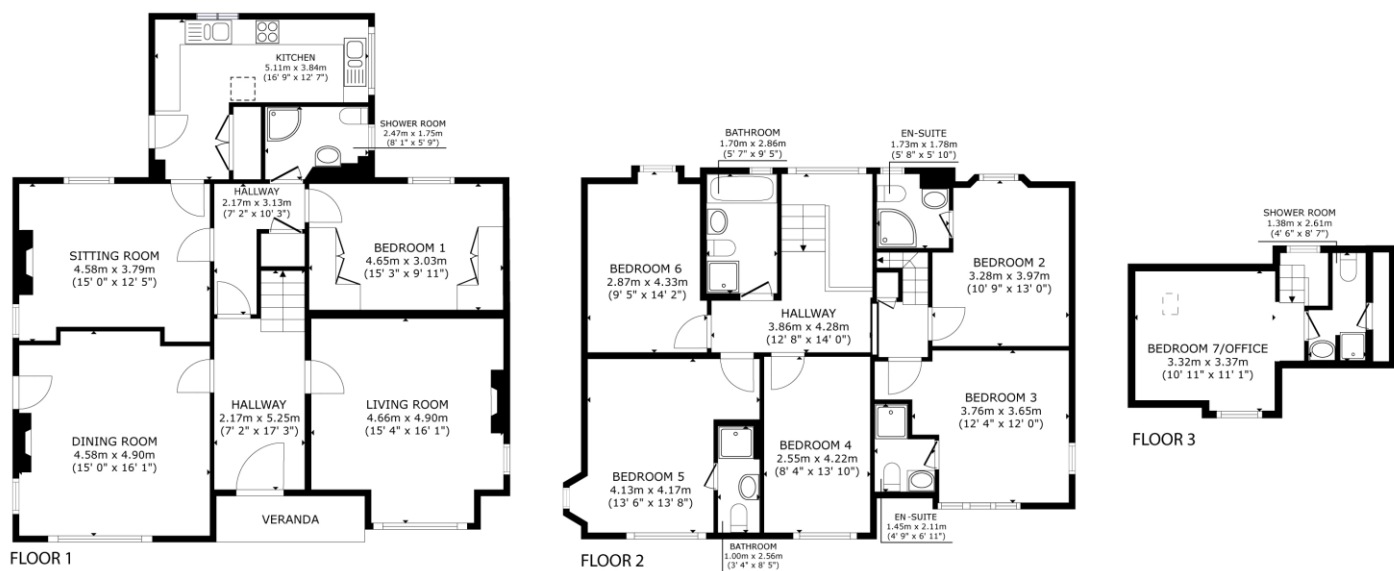
VIEWINGS

By appointment with J & H Mitchell Solicitors & Estate Agents

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EPC RATING E

COUNCIL TAX BAND N/A



Dalgreine Guesthouse St Andrew's Crescent Bridge of Tilt PH18 5SX

GROSS INTERNAL AREA
FLOOR 1 112.3 m² (1,209 sq.ft.) FLOOR 2 94.4 m² (1,016 sq.ft.) FLOOR 3 16.6 m² (178 sq.ft.)
EXCLUDED AREAS : VERANDA 3.9 m² (42 sq.ft.)
TOTAL : 223.3 m² (2,403 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.