



## Lyon Cottage Strathtay | PH9 0PG

- RECEPTION ROOMS 2
- BEDROOMS 3
- BATHROOMS 2
- CONSERVATORY
- MATURE GARDEN
- VILLAGE LOCATION



OFFERS OVER  
£350,000

## LYON COTTAGE

Lyon Cottage is a charming three-bedroom family home nestled in the heart of a picturesque village, offering the perfect blend of character and modern comfort.

Boasting a spacious layout, the home features a large entertaining area, ideal for hosting family gatherings or relaxed evenings with friends and a separate cosy living room complete with log burning stove.

The fitted kitchen is both stylish and practical, with ample storage and workspace for keen home cooks.

The property offers three double bedrooms, two located upstairs alongside the family bathroom, and one downstairs featuring a compact en-suite shower room.

A light-filled conservatory extends the living space and provides stunning views of the beautifully maintained garden, which offers a peaceful retreat with mature planting and plenty of space for outdoor living.

The garden is set across two levels and features a lawn, patio area, shed, and summerhouse.

Mature fruit trees and a drying green add practicality and charm, while regular visits from red squirrels highlight its natural appeal.

With its traditional charm, generous living areas, and idyllic location with uninterrupted views over the golf course, this property is the perfect setting for family life.

## LOCATION

Strathtay is a small rural village on the River Tay in Perthshire, Scotland. It is part of the Grandtully and Strathtay Conservation Area and renowned for its picturesque surroundings. It has a well-stocked local shop, Grantully, which is only a mile from Strathtay, has two popular dining spots renowned for quality food, a primary school, and a versatile village hall that serves as the heart of community events and gatherings.



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 the A9 take the A827 towards Aberfeldy for approximately 3.5 miles and turn right onto the national cycle route, Continue for just under a mile and you will find the property on your left opposite Strathtay Golf Club.

## 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)

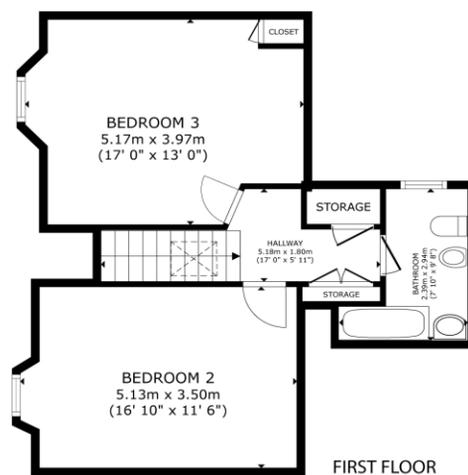
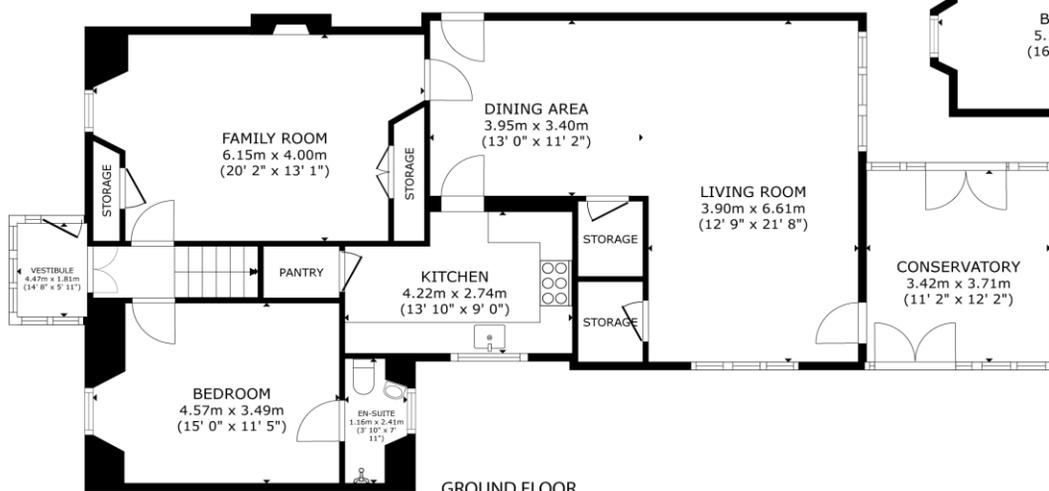
EPC RATING G

COUNCIL TAX BAND F

### Lyon Cottage, Strathtay PH9 0PG

GROSS INTERNAL AREA  
FLOOR 1 119.7 m<sup>2</sup> (1,259 sq.ft.) FLOOR 2 49.6 m<sup>2</sup> (534 sq.ft.)  
EXCLUDED AREAS : PANTRY 1.4 m<sup>2</sup> (15 sq.ft.)  
TOTAL : 169.3 m<sup>2</sup> (1,823 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.