



FOR SALE – AUCHLYNE, KINLOCH RANNOCH, PITLOCHRY PH16 5PX - OFFERS OVER £190,000 - EPC E-D
ADAMS PROPERTY – Tel: 0131 443 4436 or 07719 855856 Email: david@adams-property.co.uk











GROUND FLOOR

1ST FLOOR



AUCHLYNE, KINLOCH RANNOCH, PITLOCHRY PH16 5PX

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 6/2023



**Viewing by appointment only
through Adams Property:**

TEL: 0131 4434436 or 07719 855856

EMAIL: david@adams-property.co.uk

www.adams-property.co.uk

www.adams-law.co.uk



Adams Property
(Estate Agency of Adams Law t/a Adams Legal Solutions Limited),
Kingsknowe Park, Edinburgh, EH14 2JQ
0131 4434436, M: 07739 915043
Email: david@adams-property.co.uk
Website: www.adams-property.co.uk

DESCRIPTION: This cosy, stone built detached cottage is in immaculate condition and ready for early entry. It is located within a tranquil village, surrounded by beautiful, unspoilt countryside and enjoys amazing views of the river and mountains. The property has modern double glazing, is well insulated and has a modern electric heating system. There are two double bedrooms upstairs and a recently upgraded shower room. Downstairs is a large sitting room with cosy log burning stove and an adjacent "Snug" which can be used as family room, study or additional bedroom. Next door is a large open plan kitchen-dining room with adjoining conservatory. There are small and low maintenance gardens to the front and rear. The house is situated just a few meters from the local shop and has its own parking place. Many extras are included in the sale and is available fully furnished if required.

ENTRANCE & HALLWAY: Modern, secure upvc double doors open from the front garden into a small hallway with laminate flooring. The lounge and dining room are to the left and right and a stairway leads to the bedrooms and shower room.

SITTING ROOM: Leading off the hallway, this bright and spacious room has fitted carpet and two windows, one with a lovely view of the bridge and river. A modern, cosy log burning stove sits on an extended slate plinth and is set in a feature stone fireplace with recess for logs. Beside this is the TV and satellite connection and by the window is the connection for Wifi, fibre is now available in the village.

SNUG ROOM: Adjacent to the sitting room and separated by glazed screen and double doors is another sitting room or "snug" with sanded timber flooring. Here there is another stone fireplace, hearth and open fire. Two double glazed windows look out to the river side and the rear. This room could also be used as a study or a third bedroom.

KITCHEN - DINING ROOM: On the other side of the cottage is a large dining room with fitted carpet and large double-glazed window overlooking the front garden. This opens out into the kitchen which has new lino flooring and another large window overlooking the rear and with lovely views up to the hills. Here there are kitchen base and wall units along one wall with a 1½ stainless steel sink, a worktop and tiled splashback. An integral fridge is fitted in one unit below the worktop. Adjacent to this is another base unit with worktop and splashback into which is fitted a new electric oven and grill. Above this is a modern and efficient induction hob.

CONSERVATORY/STORE ROOM: Leading from the dining room, a door opens to this room which is currently used for utilities and storage. Here there is laminate flooring and double-glazed windows and a half glazed door leading onto the rear decking area.

STAIRS & LANDING: A timber stairway with fitted carpet, leads up from the hallway to the upper landing where there is a fitted carpet and large window overlooking the front.

BEDROOM 1: A lovely double bedroom with fitted carpet and two double-glazed windows, one looking up to the hills to the west, the other with fabulous views over the bridge, river, the village and the mountains beyond.

BEDROOMS 2: Another double bedroom with fitted carpet and lovely views to the front.

SHOWER ROOM: Located on the first floor and has recently been completely refurbished. Here there is a modern white suite and a walk-in shower with glass screens and a high-capacity Mira shower. Three timer switches control the hot water, electric heater and towel rail. There is a shaver light, ceiling fitted downlights, extractor fan and a double-glazed window overlooks the back.

GARDENS & EXTERIOR: To the front of the property is a small enclosed garden consisting of stone slabs, gravel and rockeries with bedding plants, heathers and a mature cherry tree. The garden is defined by a timber picket fencing and gate beside which is a private parking space. To the rear is a small private garden which has been covered with decking and is enclosed by a timber picket fence and gate. This overlooks the neighbour's lawn and garden, over which the Auchlyne owners have right of access from both sides.

.LOCATION: The cottage sits on the south side of the old bridge over the river Tummel and just a short stroll from the Post Office, local parks and cafes. There is an excellent hotel and restaurant about 1 km to the west. Kinloch Rannoch is a very picturesque village, situated 20 miles west of Pitlochry from where there is a regular bus service. 16 miles to the west is Rannoch Station which, including the whole of Loch Rannoch area, benefits from a rural, subsidised taxi transport service. Just 14 miles to the east, near the town of Blair Atholl, is the popular "House of Bruar" shopping centre. The whole area is popular with visitors coming to enjoy the many sporting and leisure activities, particularly, fishing, cycling, hiking and hill walking. This is a very pretty corner of rural Perthshire and there is an abundance of open countryside to enjoy from the front doorstep. Yet Perth is just 1 hours' drive south, Edinburgh and Inverness are a 2 hours' drive. There are excellent public transport links to all over Scotland from Pitlochry.

DIRECTIONS: Located on the south side of the Tummel Bridge and adjacent to the Post Office. Alternatively, please follow the link on our website.

These particulars are intended to give a fair description to assist proposed purchasers when viewing a property, but their accuracy is not guaranteed and they shall not form part of any offer or contract. They are not to be treated as representations or warranties nor do they make or give any representation or warranty whatsoever. All measurements stated herein are approximate. Buyers should obtain verification of information contained herein from their solicitor and/or surveyor.



Adams Property (Estate Agency of Adams Law t/a Adams Legal Solutions Limited),
Kingsknowe Park, Edinburgh EH14 2JQ, 0131 4434436, M: 07739 915043
Email: david@adams-property.co.uk, Website: www.adams-property.co.uk