



COIGNASHEE,  
TOMNACROICH, BY FORTINGALL, PH15 2LJ



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An exceptionally well presented, modernised semi-detached period villa, enjoying an enviable rural location, only 1km from the historic village of Fortingall. A spacious and charming two bedroom home with large garden grounds, a tremendous open aspect and woodland/river walks immediately to the rear. A most striking home, set within idyllic Perthshire countryside. The layout, set over two floors, comprises on the ground floor; SUN PORCH extension with modern SHOWER ROOM off, open to UTILITY ROOM, a sliding pocket door leads to a wonderful open plan contemporary cottage style dining KITCHEN complete with AGA. An internal hall from the kitchen leads to the dual aspect LOUNGE to the front which benefits from a log-burning stove and an outlook to the front garden. The front hall leads to the main door and out to the garden, with stairs to the upper floor. The split-level upper level provides access to a DOUBLE BEDROOM at the front which has a walk-in cupboard/study area with skylight. The small middle landing has a boiler cupboard off and leads to the contemporary family BATHROOM. A further DOUBLE is set to the rear and has eaves storage and a fine aspect over the garden.

A further notable feature of the property are the mature grounds which extend to c.75ft to the front and c.150ft to the rear, offering a stunning outlook to the hills on either side of the valley. The fully enclosed front is laid to lawn with a variety of planted beds, large gravel seating area and hedging. A car-port/log store lies to the rear, with stone steps leading to a sectional garden, with lawns, an array of planting, a cottage garden, seating areas, greenhouse, timber store, and direct access to countryside walks. A gate through the rear fence accesses a most charming path through bluebell woods to Fortingall and the hamlet of Garth. Steps down through the woods lead to the beautiful River Lyon below.

This area of Highland Perthshire is renowned for its outstanding beauty & numerous opportunities for outdoor pursuits including walking, cycling and climbing. Fortingall is situated on the edge of the Tay Forest Park which has a number of attractive walks. Nearby Loch Tay provides opportunities for water sports and fishing. The village of Aberfeldy is a 15min drive away & has a full range of shops and services, restaurants, bars, cafes & independent retailers, along with both primary & secondary schooling. Breadalbane Academy incorporates a community campus for public use, hosting a swimming pool, library and gym. Aberfeldy is also home to the Birks Cinema and a number of social clubs and churches. There are numerous golf courses including Aberfeldy, Strathtay and Kenmore.

**Video Walkthrough** <https://my.matterport.com/show/?m=upzc65HrR2E>

**Viewing** Strictly by appointment through Irving Geddes - 01887 822722







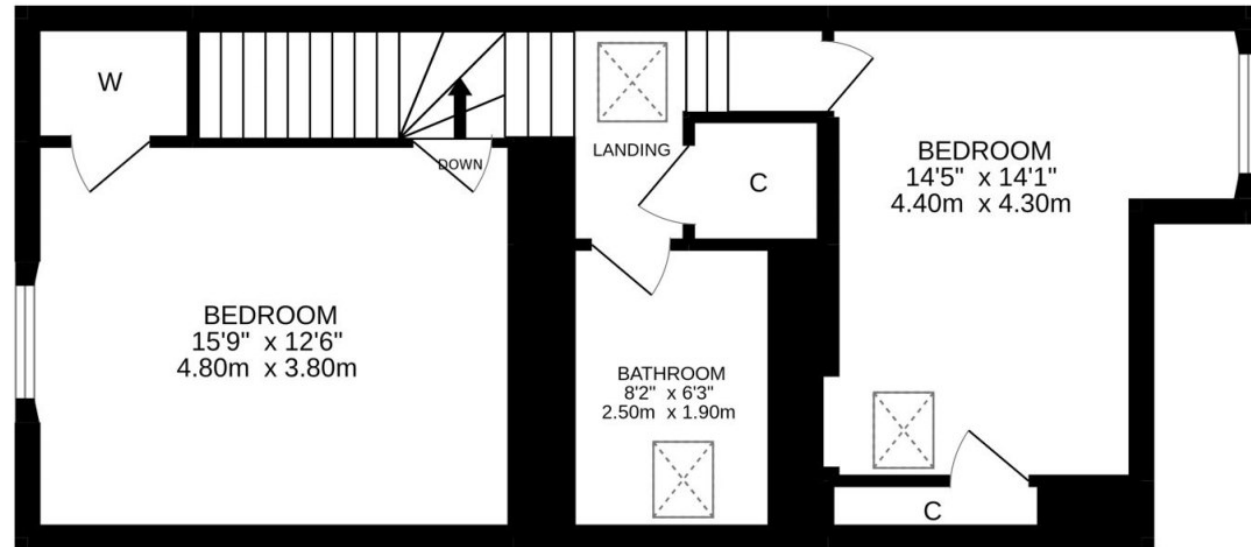
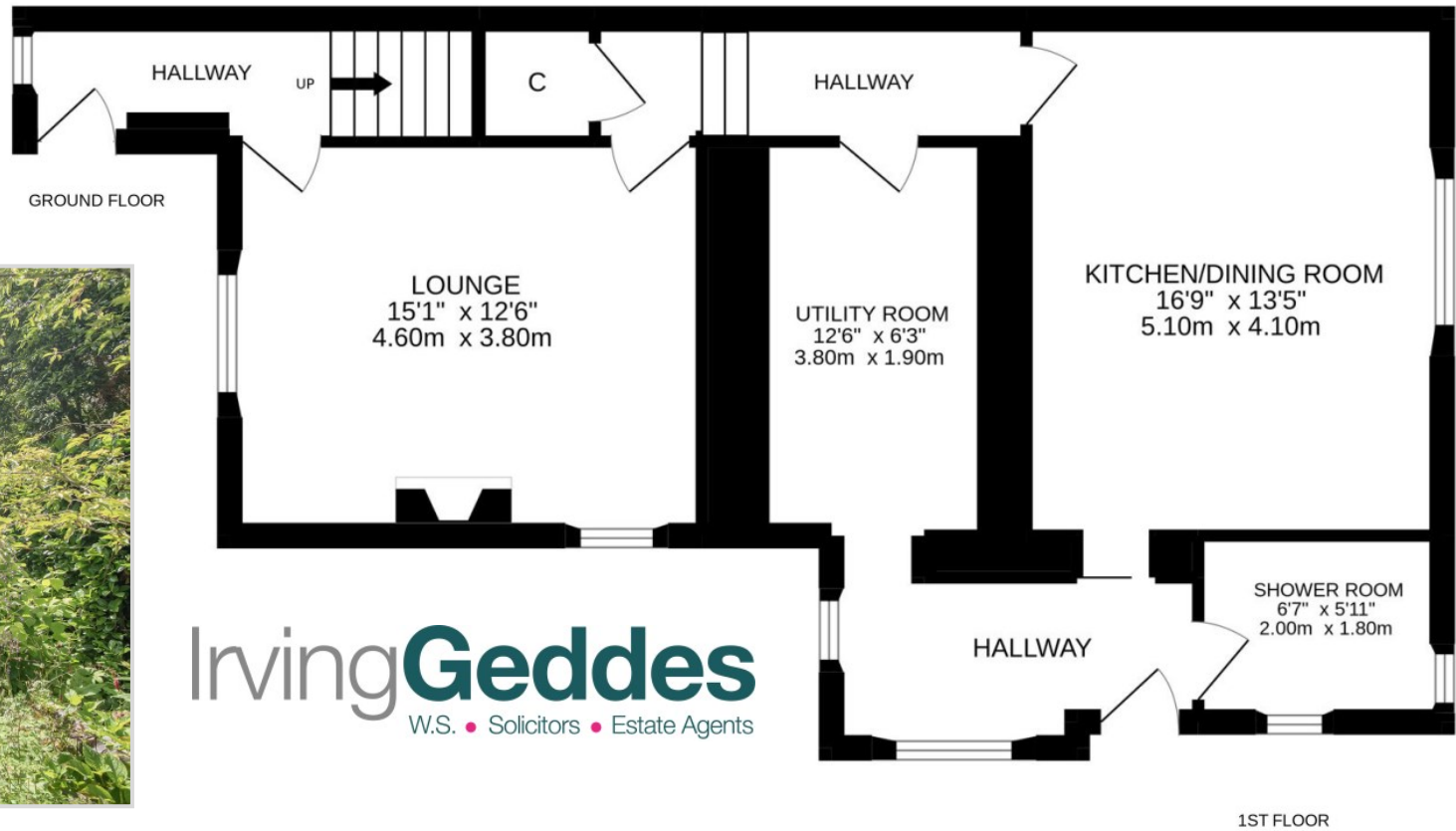




**Services** Mains Water and Electric. Drainage to septic tank. Oil central heating.

**Energy Performance** Rated 'D'

**Council Tax** Band 'E'



These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate only.











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