

CROSSMOUNT GATE COTTAGE
KINLOCH RANNOCH, PERTHSHIRE, PH16 5QE





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Irving Geddes is delighted to offer for sale a charming detached cottage enjoying large gardens, set within the beautiful Perthshire countryside, close to the iconic Munro Schiehallion, and only 3 miles from the picturesque village of Kinloch Rannoch, which sits on the eastern edge of Loch Rannoch surrounded by stunning mountain scenery.

Built c.63 years ago, the property was initially a 3 bedroom home, subsequently reconfigured in 1996 to allow for additional living space on the ground floor and an attic conversion creating a master suite. The nature of the build allows for flexibility in the layout & buyers may wish to reinstate additional bedrooms on the ground floor or indeed further develop the attic level. The current accommodation comprises on the ground floor; HALLWAY with storage, LOUNGE with wood-burning stove, open to a SITTING ROOM (both with Karndean Flooring), KITCHEN, DINING ROOM, UTILITY ROOM, BEDROOM & WET ROOM. Stairs from the hall lead to the upper floor to a generous DOUBLE BEDROOM with DRESSING/STORAGE AREA, EN-SUITE BATHROOM, substantial eaves storage and a most pleasant dual aspect. The stairlift currently in situ will be removed prior to sale unless it is beneficial to a buyer for it to be left in place. The property is fully double glazed & warmed by oil central heating.

A notable feature are the large gardens which we understand extend to c.0.75 acres & comprise ample private parking leading to a double garage (with power & lighting), various timber sheds & lean-to greenhouse, paved paths & planted borders enclosed by mature hedging to the front. There is an expanse of lawn to the rear with a beautiful open outlook across adjoining fields, & Dunalastair Water lying a short distance behind.

A rarely available property in an enviable setting with large grounds, and whilst offered in move-in condition also providing lots of scope for further development.

Kinloch Rannoch lies some 18mls (29 km) west of Pitlochry, on the banks of the River Tummel. The village has a vibrant community and has a local primary school, village hall, shop and hotel. An ever popular haven for outdoor pursuits, including fishing, rafting, cycling and hiking.





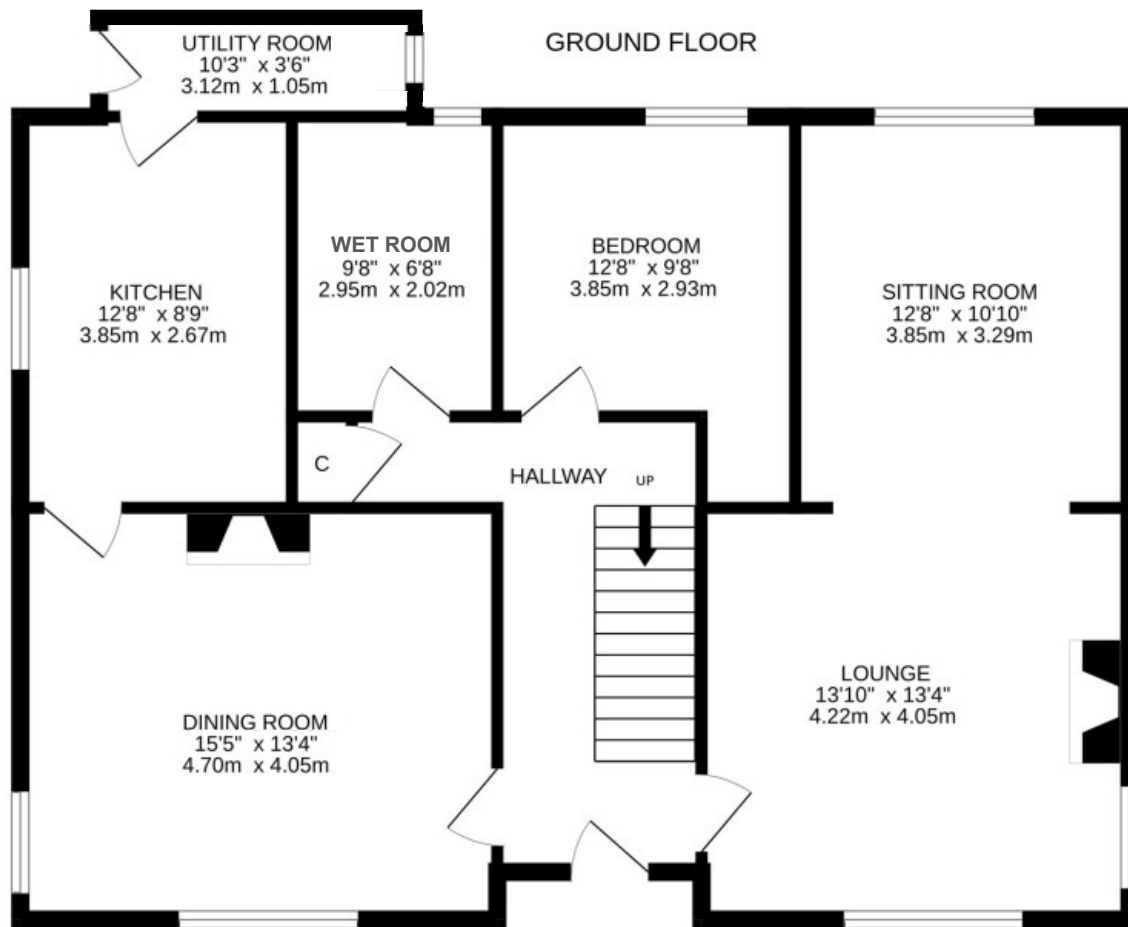












Video Walkthrough <https://my.matterport.com/show/?m=phAcir9ad9o>

Energy Performance E Rated (39)

Council Tax Band D

Services Mains Electric, Oil Tank, Private Water & Drainage.

Viewing Strictly by appointment through Irving Geddes - 01887 822722

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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.

