

AN-CUILION, 6 DALL,
RANNOCH, PITLOCHRY, PH17 2QR

IrvingGeddes
W.S. • Solicitors • Estate Agents





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Irving Geddes are delighted to offer for sale this beautifully presented and fully modernised 3 bedroom bungalow enjoying a peaceful woodland location, near to the popular village of Kinloch Rannoch. A bespoke renovation designed by the current owner, a spacious layout over one level comprising; integral single garage, substantial garden grounds, external decked sun terrace to the rear & newly installed water filtration system. The layout comprises: Entrance vestibule, central reception HALL with storage, Large open-plan LOUNGE with wood burning stove, fitted KITCHEN with adjacent DINING AREA & patio doors leading to the terrace, UTILITY ROOM with access door to garage, THREE DOUBLE BEDROOMS (Master with EN-SUITE SHOWER ROOM & fitted wardrobes) and FAMILY BATHROOM. The property is warmed by oil central heating & double glazed throughout.

An-Cuilion benefits from attractive private gardens bounded by timber fencing. Ample parking on a stone chipped driveway leads to the integrated garage, with areas of lawn and a paved path leading to the front door. Further paved slabs lead to the rear garden which is laid to lawn with a wild garden area beyond.

A superior individual home offering much appeal, boasting a prime setting in one of Perthshire most scenic areas. An-Cuilion comes with a shared loch boating and fishing access rights on Loch Rannoch.

Early viewing is highly recommended as An-Cuilion would appeal to a range of purchasers, including a second home or holiday home.

Energy Performance Rated 'D' **Council Tax** Band 'E'

Video Tour <https://my.matterport.com/show/?m=hDeMJwPzwCY>

Viewing Strictly by appointment through Irving Geddes - 01887 822722

This property lies on the Western edge of the historic Dall Estate close to Loch Rannoch, an area renowned for its outstanding scenic beauty. The village of Kinloch Rannoch is about 5 miles East and provides the most essential services including a general store, post office, café, two hotels, church and medical centre. A wider range of services can be found in the towns of Aberfeldy or Pitlochry. There is a main line rail link at Pitlochry for the Inverness to London line and also a station at Rannoch for the West Highland Line connecting to Fort William and Glasgow. Outdoor pursuits are easily accessible including water sports, golf, hill walking and climbing. There are a number of Munros nearby and the picturesque Schiehallion is only a few miles away. The property is also located near to the Black Wood of Rannoch which is one of the last remaining areas of the ancient Caledonian Forest.





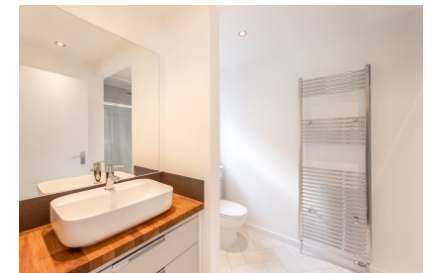
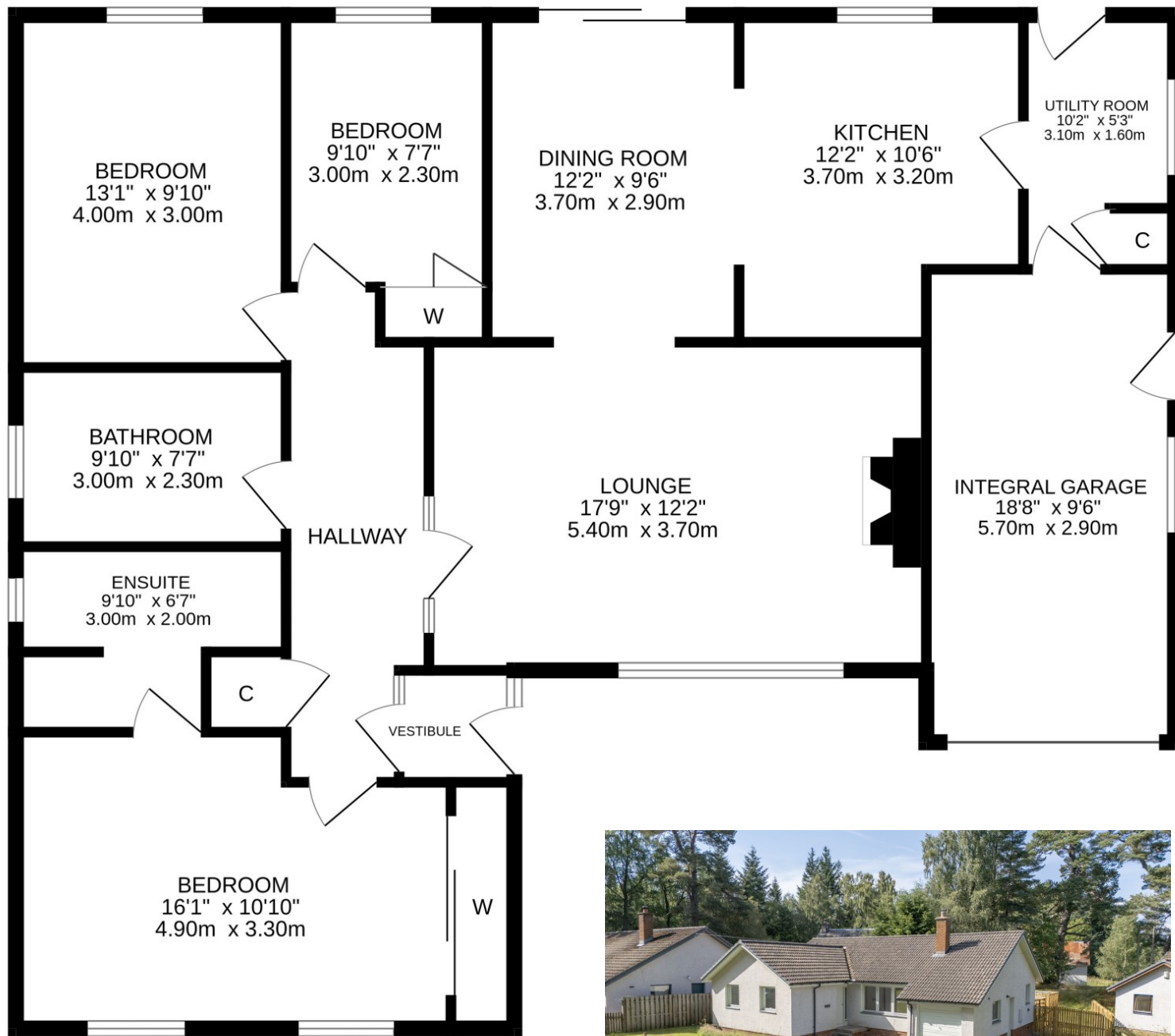












These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate only.



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