



J&H Mitchell ^{WS}
SOLICITORS & ESTATE AGENTS
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Glendale, Bridge Of Gaur, Rannoch, Pitlochry, PH17 2QE

Offers Over £510,000

J&H Mitchell are delighted to present this attractive four bedroom detached property set in the peaceful rural community of Bridge of Gaur.

Built around 2005, the accommodation comprises entrance vestibule, hallway, lounge, dining kitchen, utility room, shower room and bedroom 4/study on the ground floor. Stairs lead to the first floor where you will find a master bedroom with ensuite bathroom and dressing room, two further bedrooms and family bathroom. Windows are of timber framed triple glazed design and heating is provided by oil fired central heating. Outside there is an impressive garden room with underfloor heating and wi-fi connection. The room is perfectly located to enjoy the many wildlife visitors the stunning surrounding wild gardens play host to. Nearby is a Hartley Botanic greenhouse with staging. Forming the front boundary of the garden is a drystone dyke, behind which a burn runs between horse chestnut trees. A garage and store sit at the entrance to the driveway, which is edged by a range of apple trees. Off the drive is a secret decking area with spectacular farmland views across the glen. The grounds extend to just under an acre with a number of raised beds flowers, soft fruit and vegetables.

The property now benefits from fibre Broadband and has download speeds of around 80MB/s..

This property is very well-presented with a beautifully traditional feel, although being less than 20 years old. Viewing is highly recommended and strictly by appointment.

LOCATION

Bridge of Gaur is a small hamlet to the west of Loch Rannoch. The village of Kinloch Rannoch lies approx. 11 miles to the east where you will find a village shop, primary school and doctors surgery with a pharmacy. There is also a "dial-a-bus" service covering the whole of the Rannoch area and a train service 5 miles to the west of the property with a sleeper train to London. Various mobile services visit the area including a library and a hairdresser. There is a local village hall and a range of societies, events and meetings.



Entrance Vestibule (8' 0" x 3' 10") or (2.43m x 1.16m)

Hallway (13' 0" x 9' 3") or (3.97m x 2.81m)

Living Room (19' 1" x 18' 3") or (5.81m x 5.57m)

Kitchen (13' 0" x 12' 10") or (3.97m x 3.92m)

Dining area (9' 7" x 8' 2") or (2.91m x 2.50m)

Utility Room (14' 7" x 8' 10") or (4.45m x 2.69m)

Shower Room (8' 0" x 4' 11") or (2.44m x 1.51m)

Bedroom 4/Office (12' 10" x 9' 8") or (3.92m x 2.95m)

Bedroom 1 (18' 3" x 13' 11") or (5.57m x 4.24m)

En Suite (7' 9" x 6' 6") or (2.36m x 1.97m)

Dressing Room (6' 5" x 4' 9") or (1.96m x 1.44m)

Bedroom 2 (12' 11" x 12' 10") or (3.94m x 3.92m)

Bedroom 3 (13' 10" x 9' 8") or (4.22m x 2.95m)

Bathroom (12' 10" x 8' 10") or (3.91m x 2.69m)

Garden room (12' 0" x 8' 4") or (3.65m x 2.55m)

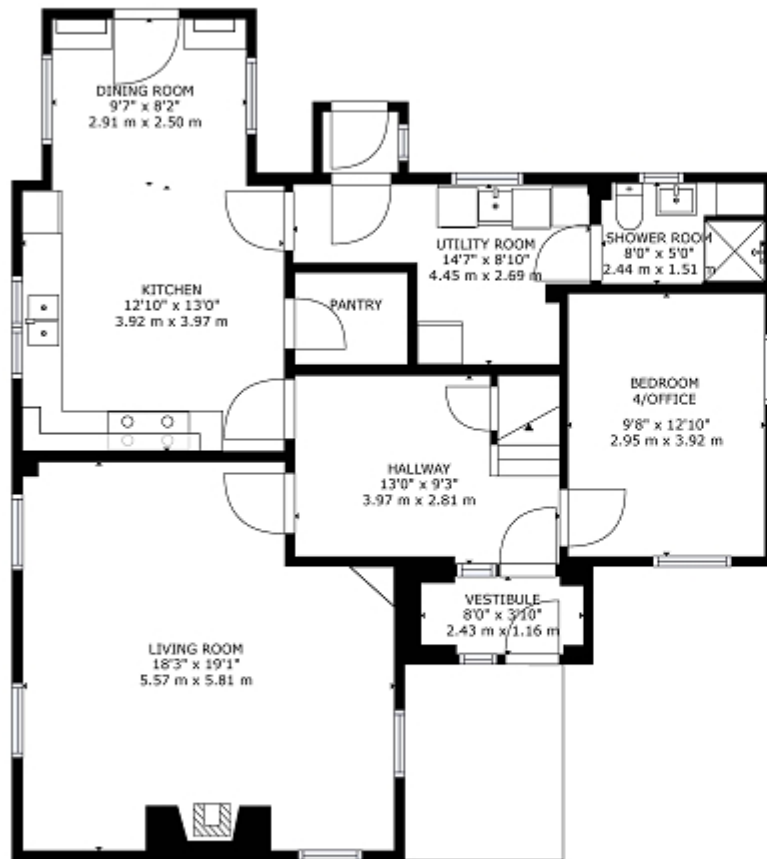


Directions

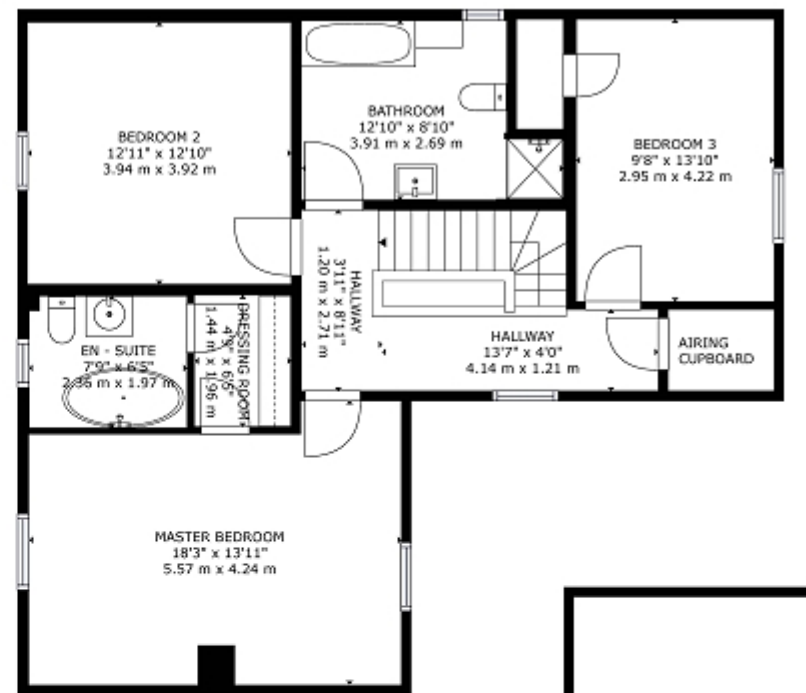
Upon entering Bridge of Gaur from Kinloch Rannoch, you will see Bridge of Gaur Guesthouse on your left followed by Kenaclacher Steadings. Continue along and take the next road on the left, signposted Bridge of Gaur and South Loch Rannoch Road. You will find the entrance to Glendale first on your left.



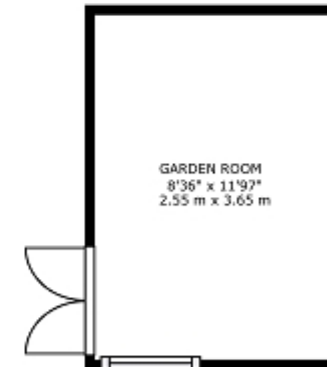




GROUND FLOOR



FIRST FLOOR



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GROSS INTERNAL AREA
 FLOOR 1: 1064 sq. ft, 99 m², FLOOR 2: 924 sq. ft, 86 m²
 EXCLUDED AREAS: , PORCH: 75 sq. ft, 7 m²
 TOTAL: 1967 sq. ft, 185 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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Every effort has been taken in preparing these details as carefully as possible, however, intending purchasers should be aware that their accuracy is not guaranteed, all measurements are approximate and this does not form any part of any contract. J H Mitchell has not tested any apparatus, fixtures, fittings, central heating systems or services mentioned in these particulars and intending purchasers are advised to satisfy themselves as to their working order or condition.