



The Cottage, Camusericht Farm, Bridge of Gaur, Rannoch, PH17 2QD

Offers Over **£275,000**



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J&H Mitchell ^{WS}
SOLICITORS & ESTATE AGENTS
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J&H Mitchell are delighted to bring to market this three bedroom, semi-detached traditional farm cottage situated in a secluded, rural area with amenities approximately 12 in the nearby village of Kinloch Rannoch.



The Cottage, Camusericht Farm is very much a traditional, homely, stone-built cottage, which will appeal to those who appreciate the great wild spaces of Highland Perthshire.

Upon entering the property through the front vestibule, you will follow the hallway to the dining room which has a multi-fuel stove which brings warmth throughout the house. Continuing through the property, you reach a well-equipped family kitchen, with modern fixtures and a traditional range-style cooker. Leading off the kitchen is the utility room and shower room with WC. The living room opposite the kitchen features an open fireplace, and leads through to the impressive conservatory, which offers views over the garden and surrounding hills.

On the first floor, three double bedrooms branch off from landing, as well as another shower suite.

Access to the property is via a shared road which brings you to the front of the house. There is a gated rail and gravel driveway which surrounds the front and one side of the building. Continuing towards the rear you will find an elevated decked area where you can relax and take in the scenery from the surrounding hill views. A grass lawn with slab pathway leads through the back garden and to the side of the property. There are also timber sheds for storage.

The property has an oil fired heating system serving radiators and a multi-fuel stove, the windows are of uPVC and timber frame and double glazed.

This property is in need of some upgrading, but will make a perfect rural home for somebody.

Viewing is highly recommended and is strictly by appointment.

Entrance Vestibule (6' 1" x 5' 10") or (1.86m x 1.79m)

Hallway (8' 1" x 3' 6") or (2.47m x 1.07m)

Dining Room (16' 2" x 12' 3") or (4.94m x 3.73m)

Hallway (17' 0" x 6' 4") or (5.19m x 1.93m)

Living Room (15' 1" x 14' 5") or (4.61m x 4.39m)

Conservatory (19' 3" x 10' 11") or (5.87m x 3.33m)

Kitchen (14' 9" x 9' 11") or (4.50m x 3.03m)

Utility Room (6' 8" x 6' 5") or (2.02m x 1.96m)

Shower Room (8' 2" x 6' 5") or (2.49m x 1.96m)

Bedroom 1 (13' 11" x 19' 8") or (4.24m x 6.00m)

Bedroom 2 (15' 6" x 12' 2") or (4.72m x 3.72m)

Hallway (7' 7" x 6' 11") or (2.30m x 2.11m)

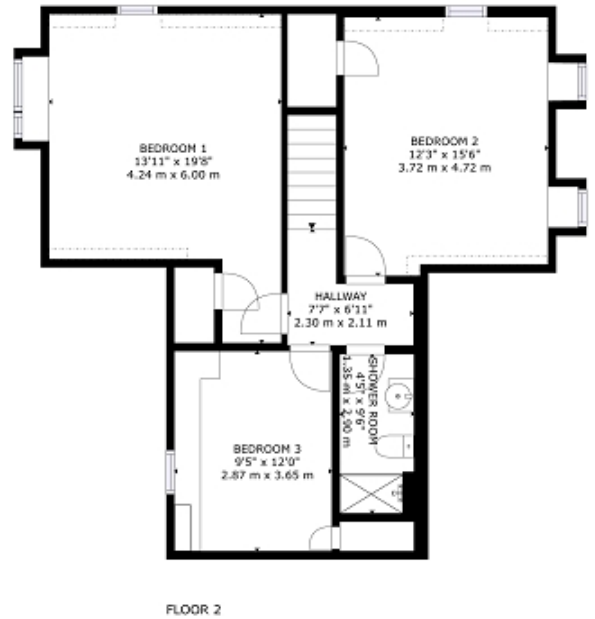
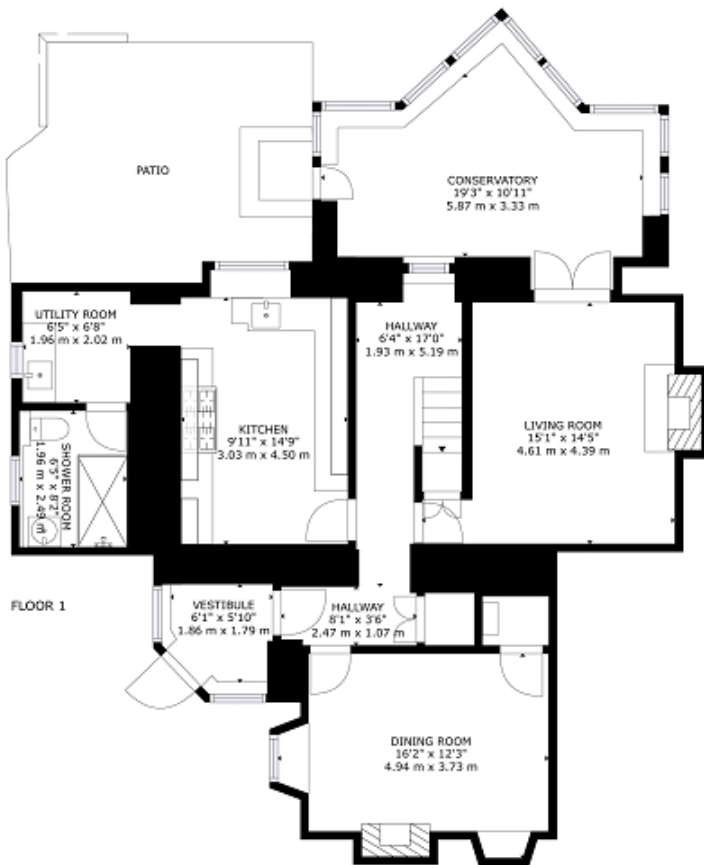
Shower Room (9' 6" x 4' 5") or (2.90m x 1.35m)

Bedroom 3 (12' 0" x 9' 5") or (3.65m x 2.87m)

Directions

Upon entering Bridge of Gaur from Kinloch Rannoch, you will see Bridge of Gaur Guesthouse on your left followed by Kenaclacher Steadings. The property lies adjacent to Kenaclacher Steadings and a sign can be seen from the road with Camusericht Farm, take the left turning into Camusericht Farm. The Cottage lies semi-detached with Bothy Cottage. Please park in the driveway.





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GROSS INTERNAL AREA
 FLOOR 1: 966 sq. ft, 90 m², FLOOR 2: 675 sq. ft, 63 m²
 EXCLUDED AREAS: , CONSERVATORY: 217 sq. ft, 20 m²
 DECK: 158 sq. ft, 15 m², PATIO: 240 sq. ft, 22 m²
 REDUCED HEADROOM BELOW 1.5M: 32 sq. ft, 3 m²
 TOTAL: 1641 sq. ft, 152 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		95
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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