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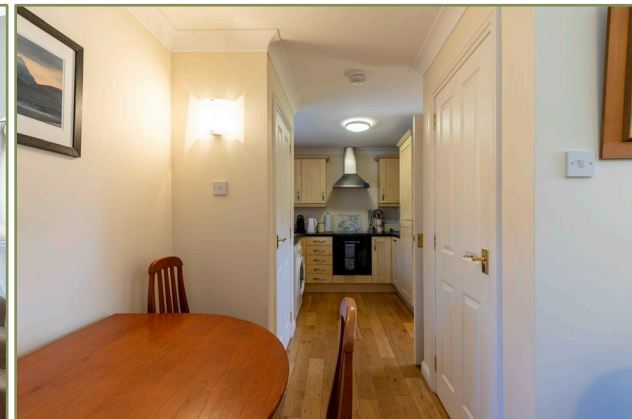
5 Kenaclacher Steading Bridge of Gaur Rannoch PH17 2QD

Offers Over £180,000

J&H Mitchell are delighted to bring this immaculately kept, two-bedroom terraced property to the market.

The house is part of an attractive steading development which was renovated in the early 2010s. There are nine properties within the building and number 5 is situated centrally, adjacent to the archway through to the courtyard.

The house itself consists an open plan living space. The living room area has a Morso Squirrel multi-fuel stove set in an attractive mantelpiece with French doors to the garden. There is an area to accommodate a small dining table leading through a hallway with two storage cupboards, to a well equipped kitchen which has a variety of wall and floor units. There is an integrated electric oven, induction hob with extractor fan, compact dishwasher, fridge freezer and space for a washing machine. From the kitchen there is a porch area leading to a small cloakroom with WC and WHB and a door to the courtyard side of the building.



The upper floor consists a small landing leading to two double bedrooms both with built in wardrobes and dual aspect Velux rooflights. The bathroom has a WC, WHB, bath with electric shower over and heated towel rail.

Externally the property has its own private front and back gardens laid mainly to grass. There is a patio area to the rear, coal bunker and oil tank. Each property has two allocated parking spaces and there are additional visitor spaces available. The house has a private water supply served from a bore hole, shared sewerage system and a single shared satellite dish which serves all the properties in the steading.

There is a self-factoring association who take care of the communal areas, including but not restricted to grass cutting, car park, external lighting, maintenance of the bore hole and water supply, sewerage and overall building insurance. All decisions are made collectively and any excess funds are held in reserve. Each household currently pays around £200 per quarter towards this.



Kenaclacher Steading is located in a beautiful rural position beyond the west end of Loch Rannoch. It enjoys views of the surrounding mountains and hills of Highland Perthshire and although remote, Rannoch Station is only 5 miles away where the West Highland Line passes through, providing rail links to the Central Belt and Fort William. Kinloch Rannoch is located approx. 10 miles to the east and provides a primary school, village shop and hotels.

Dimensions

Living/Dining Room (17' 1" x 14' 9") or (5.20m x 4.50m)

Kitchen (10' 4" x 9' 0") or (3.15m x 2.75m)

WC (5' 11" x 4' 3") or (1.80m x 1.30m)

Bedroom 1 (16' 5" x 9' 6") or (5.00m x 2.90m)

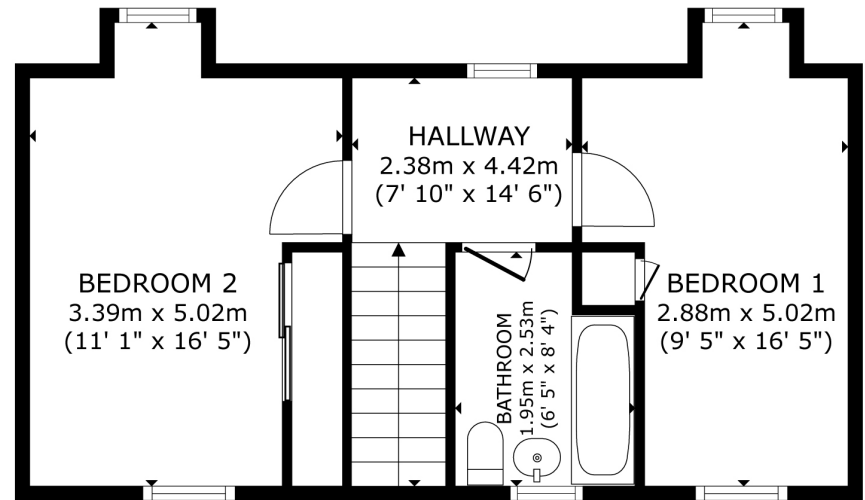
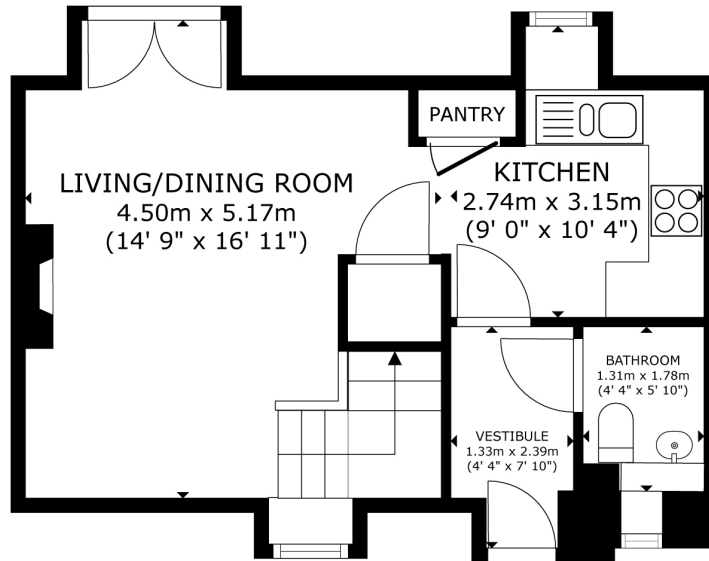
Bedroom 2 (16' 5" x 11' 2") or (5.00m x 3.40m)

Bathroom (8' 4" x 6' 5") or (2.55m x 1.95m)



Directions

From Pitlochry, head north on A9 and turn off at House of Bruar turn off and then immediately left onto B847, Continue to Calvine and turn left at sign. Follow road onwards, through Kinloch Rannoch and along side of the loch. On reaching end of the loch, watch for the steading on the left. It is clearly signposted. Park in visitors space.



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GROSS INTERNAL AREA
FLOOR 1 35.4 sq.m. (381 sq.ft.) FLOOR 2 40.2 sq.m. (433 sq.ft.)
TOTAL : 75.6 sq.m. (814 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

J & H Mitchell : 51 Atholl Road, Pitlochry, PH16 5BU : 01796 472606 : www.jandhmitchellproperty.co.uk : info@jandhmitchell.com

These particulars have been prepared in all good faith to give a fair overall view of the property. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise not that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matter prior to purchase. Any areas, measurements or distances referred to are given as a guide only. Purchasers must satisfy themselves as to all items included in the particulars.



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