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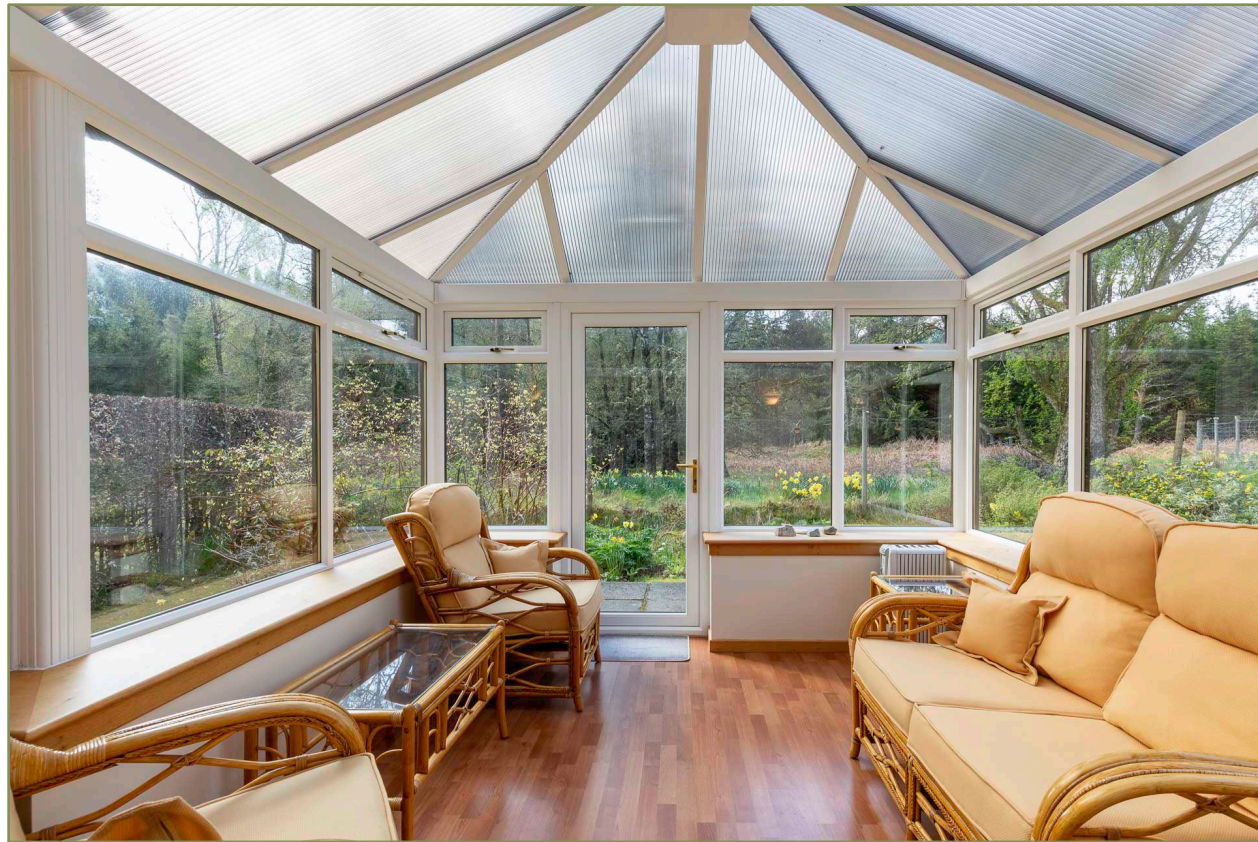
Lonavhille
Carie
Rannoch
PH17 2QJ

Offers Over £275,000

We are delighted to bring to the market this attractive two-bedroom house situated within woodland on the southern bank of Loch Rannoch.

This versatile home enjoys a bright but secluded location along a private driveway within an area of broadleaf and conifer woodland. Its elevated position, whilst ensuring complete privacy, also allows for views towards the loch.

This well presented property has a central living room with a Stovax multi-fuel stove set in a brick fireplace. The room leads via patio doors into a lovely south facing conservatory which benefits from views out to the beautiful garden. The attractive and spacious kitchen/dining room connects to the living room via two glazed doors and is well equipped with a good range of wall and floor units. There is a breakfast bar which houses the integrated electric oven and ceramic hob with extractor fan over and there is also an integrated dishwasher and space for a washing machine.

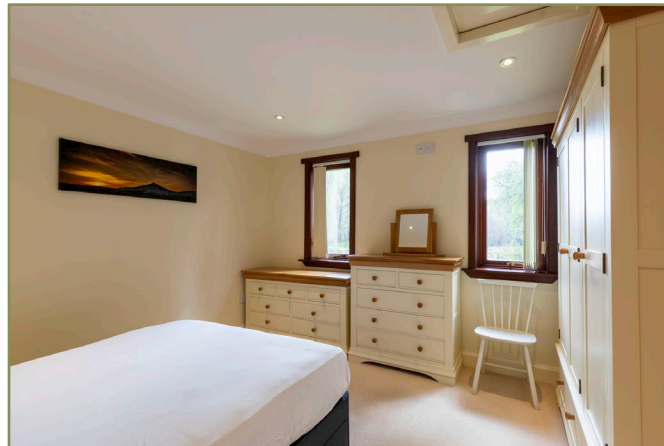


Adjacent to the kitchen, again through glazed doors, is a garden room which a buyer could use as a dining room or additional living space and which connects out to the garden and onwards towards the loch.

There are two double bedrooms, one with built-in wardrobe and a family Shower room with tiled walls, a shower cubicle, wc and whb.

Externally the access drive leading to the house arrives in a sizeable parking area with grassed surrounds and access to the timber garage. There are substantial garden grounds all round, and in particular to the rear where there is an attractive grassed area surrounded by trees and shrubs, with a small pond and patio area. There is a greenhouse, garden shed, and the timber garage has an additional storage shed to the rear and a log store to the side.

The house has LPG central heating, the gas tank is to the side of the track. Water supply is from a borehole, the filters and operations for which are in a shed in the rear garden and drainage to septic tank.



The tiny hamlet of Carie is located on the south side of Loch Rannoch approx. 3 miles from Kinloch Rannoch where there is a village shop, primary school and hotels. Aberfeldy provides a wider range of shops and other facilities including a secondary school and to the west there is access to Rannoch Station (approx. 14 miles) where the West Highland Line connects to the Central belt and to Fort William.

Dimensions

Living Room (16' 5" x 12' 0") or (5.00m x 3.65m)

Conservatory (16' 1" x 14' 1") or (4.90m x 4.30m)

Kitchen/Dining Room (17' 9" x 16' 5") or (5.40m x 5.00m)

Garden room (11' 10" x 11' 4") or (3.60m x 3.45m)

Bedroom 1 (11' 10" x 9' 10") or (3.60m x 3.00m)

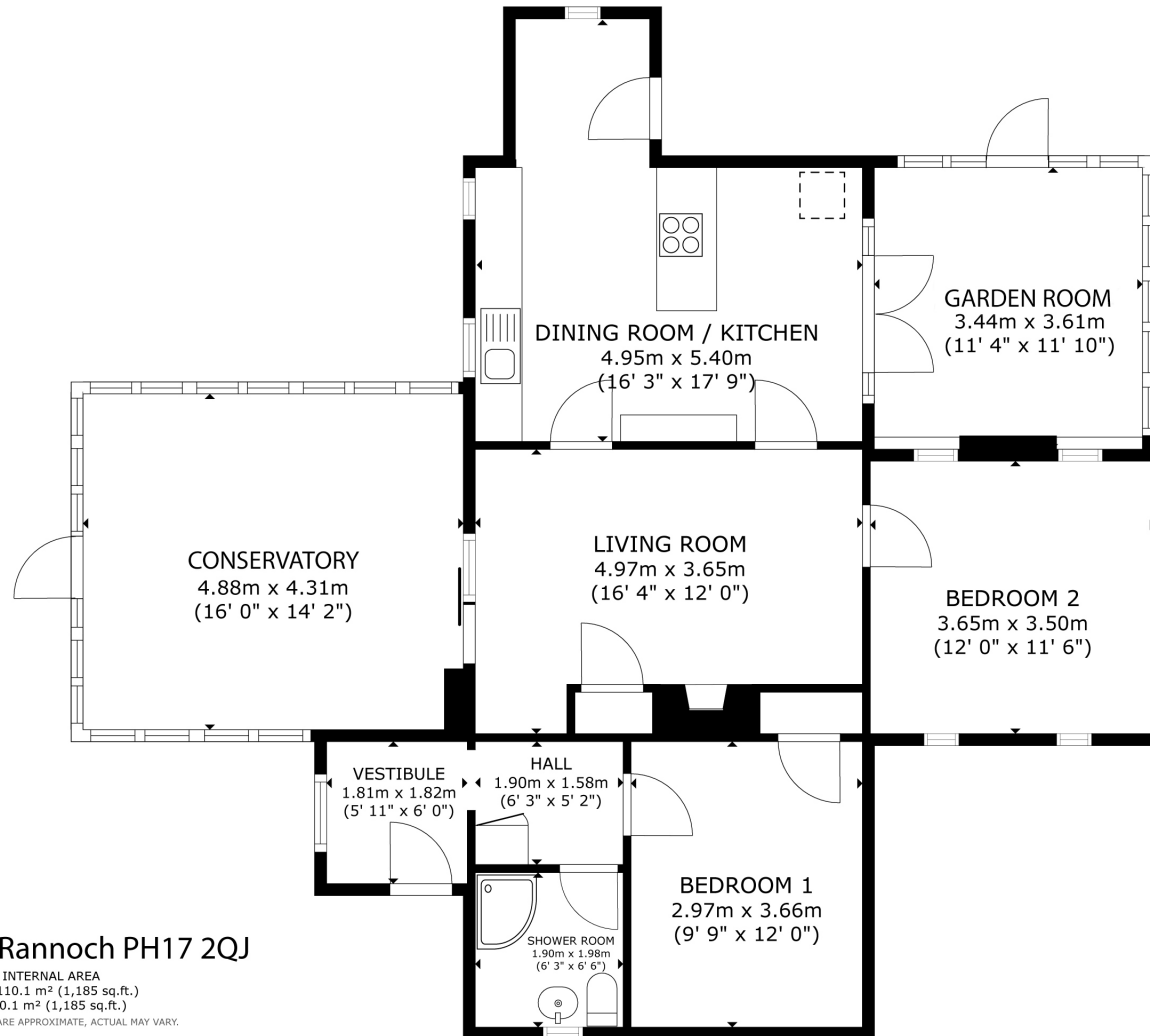
Bedroom 2 (12' 0" x 11' 6") or (3.65m x 3.50m)

Shower Room (6' 7" x 6' 3") or (2.00m x 1.90m)



Directions

From Pitlochry, head north on A9 to House of Bruar exit, turn immediately left towards Calvine. Turn left at Calvine and continue onwards to Kinloch Rannoch. Take road to south side of the loch and follow for approx 3 miles. Just before arrival in Carie, there is a turnoff onto an untarred driveway on the left. (What three words code - telephone.supply.tweed) Follow this into the woods, Lonavhille is at the end of the driveway.



Loneville Carie Rannoch PH17 2QJ

GROSS INTERNAL AREA
FLOOR PLAN 110.1 m² (1,185 sq.ft.)
TOTAL : 110.1 m² (1,185 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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