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# Woodside Cottage Weem PH15 2LD

Offers Over £325,000

J&H Mitchell are delighted to bring this charming two bedroom cottage located in the village of Weem to the market.

This beautifully presented cottage enjoys an elevated position looking south over the valley to the hills beyond. The cottage and it's two versatile outbuildings are set within lovely gardens.

The main cottage has wooden flooring throughout and is heated with modern electric radiator which are individually controlled. It consists of an attractive living room with wood burning stove set in a stone fireplace. There are under stair cupboard to the end of the room.

The kitchen also has a wood burning stove which also heats the adjacent scullery. The kitchen also features an Everhot electric range cooker with freestanding drawer units to either side and fixed shelving above/ There is ample space for a dining table if desired.



The adjoining scullery, has a sink set in floor units with space for a fridge freezer to the side. A useful cloakroom is to the rear with WC, WHB, a washing machine and storage.

Upstairs there are two double bedrooms with dormer windows with quarterlights maximising the views to the front and Velux windows to the back bringing extra light into the rooms. Bedroom one has built in wardrobes and bedroom two has a shelved press. Both bedrooms retain their original fireplaces as features.

There is a beautifully decorated bathroom to the rear with wood panelling all round and a bath, WC and WHB. There are two useful cupboards on the upper landing

There are two outbuildings, both with electricity. "The Bothy" is 2-storey, stonebuilt with slate roof and sits adjacent to the main cottage. The ground floor retains its old cobbled floor, it is undeveloped and currently used for storage. The first floor is accessed via steps from the rear garden and has been fully lined and floored. This attractive room has a wood burning stove set in a fireplace and can be used as an additional living space, home office or similar.



The second outbuilding "The Byre" is stone-built with a corrugated iron roof. It is undeveloped and is currently used for storage and retains some old timber partitioning. It has potential for development subject to the appropriate permissions. There is a small grassed area to the side of the byre which could become it's own outside garden space.

Externally the cottage sits in attractive gardens with a grassed area in front of the cottage. The south-facing rear garden is enclosed by stone walls and features terraces planted with herbaceous flowers. Surrounding this is an area of wildflower meadow with fruit trees. The main parking is on the terraced drive at the cottage level; a former drive at the bottom of the site can also be used for parking. There is also a former garage at this lower level.

Weem is a small village only a few miles from Aberfeldy which benefits from having both primary and secondary schools, a health centre, a community cinema and various sports facilities, including a golf course and tennis courts. The Breadalbane campus

offers further sporting opportunities including swimming and a sports hall. The town also benefits from a variety of independent shops, cafes and a supermarket.



## Dimensions

### Cottage

Living Room (16' 1" x 14' 7") or (4.90m x 4.45m)

Kitchen (14' 11" x 10' 4") or (4.55m x 3.15m)

Scullery (9' 8" x 8' 6") or (2.95m x 2.60m)

WC (8' 6" x 4' 11") or (2.60m x 1.50m)

Bedroom 1 (14' 3" x 12' 6") or (4.35m x 3.80m)

Bedroom 2 (14' 5" x 10' 6") or (4.40m x 3.20m)

Bathroom (10' 2" x 7' 9") or (3.10m x 2.35m)

### The Bothy

Office (15' 7" x 10' 10") or (4.75m x 3.30m)

Storage (15' 7" x 11' 6") or (4.75m x 3.50m)

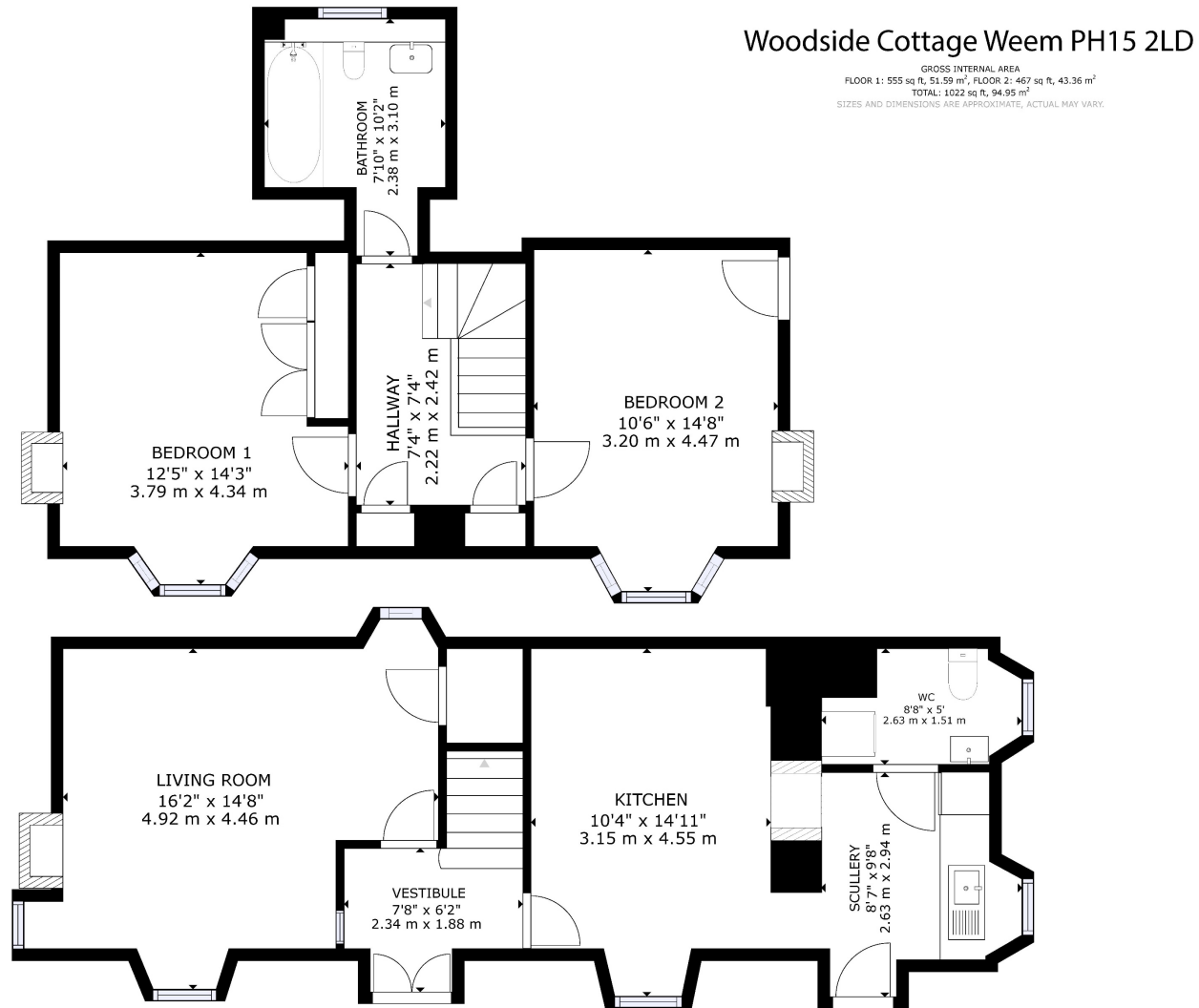
### The Byre

Storage (20' 2" x 13' 9") or (6.15m x 4.20m)



## Directions

From Aberfeldy, follow Bank Street to the west and turn right onto the B846 signposted Weem. Continue over the bridge and follow road along the straight turning sharp right at the end. Continue to Weem and turn just past the church. Follow the road and Woodside Cottage is on the right.





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