



J&H Mitchell <sup>WS</sup>  
SOLICITORS & ESTATE AGENTS  
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# 2 Killiecrankie Cottages Killiecrankie PH16 5LG

Offers Over £250,000

J&H Mitchell are delighted to bring this desirable three-bedroom semi-detached cottage to the market.

The cottage is situated in the centre of Killiecrankie village which is at the southern end of the Cairngorm National Park. This well maintained property offers lots of potential as a permanent home or as a holiday getaway.

It consists of a good sized living room which leads through to a bright south facing conservatory which in turn opens onto an attractive patio area.

The kitchen whilst of an older design is a good size. There is an integrated oven and gas hob. Additionally, the extension area houses a utility room with additional sink and space for appliances and storage.

There are three double bedrooms, two with built in cupboards and one with a built-in wardrobe. There is a shower room which has electric under floor heating.

The house has oil central heating.





Externally the house has a parking area adjacent to the main door with an additional driveway at the end of the garden which leads to a substantial single garage. The garage also has an inspection pit inside.

The garden is beautifully created with attractive feature stone walls and steps which lead to a lower hidden garden area behind the garage where there is also a greenhouse and shed.

The house is located not far from the Killiecrankie Visitor Centre where there is a cafe and easy access to the historic Soldier's Leap and the extensive network of footpaths and cycle ways. Blair Atholl with its historic castle is three miles to the north and offers a village shop and train station while Pitlochry is a short drive to the south, where there are schools, shops, cafes, hotels and theatre. Killiecrankie has a bus service to Pitlochry which itself connects by bus and train to the Central Belt to the south and Inverness to the north.





## Dimensions

Living Room

(15' 5" x 12' 10") or (4.70m x 3.90m)

Conservatory

(11' 0" x 10' 2") or (3.35m x 3.10m)

Kitchen

(11' 4" x 10' 0") or (3.45m x 3.05m)

Utility Room

(13' 1" x 5' 11") or (4.00m x 1.80m)

Bedroom 1

(11' 6" x 10' 8") or (3.50m x 3.25m)

Bedroom 2

(14' 11" x 10' 2") or (4.55m x 3.10m)

Bedroom 3

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

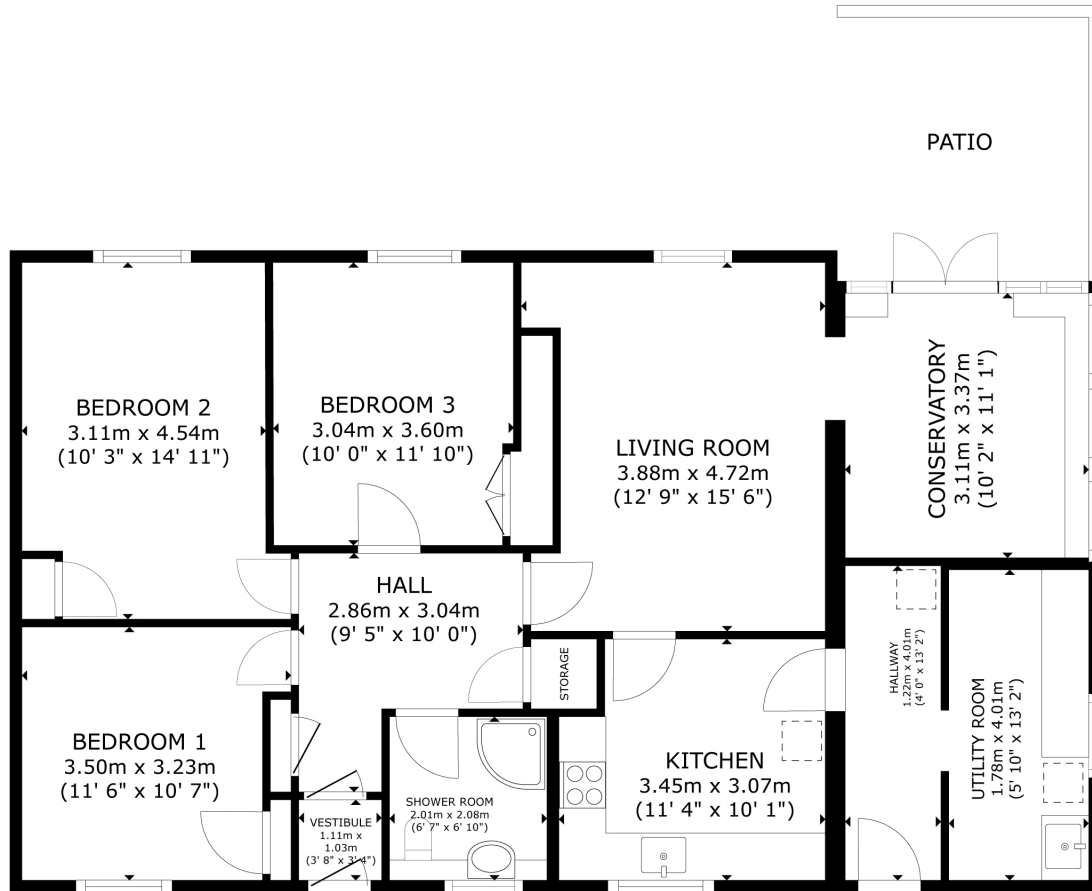
Shower Room

(6' 11" x 6' 7") or (2.10m x 2.00m)



## Directions

From Pitlochry, head north through the town and stay on the B8079 for approx. 4.5 miles passing the visitors centre. Enter the village and continue down the hill. The cottage is on the left on the corner at the turn off.



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GROSS INTERNAL AREA  
FLOOR PLAN 115.7 m<sup>2</sup> (1,245 sq.ft.)  
EXCLUDED AREAS : PATIO 10.8 m<sup>2</sup> (116 sq.ft.) GARAGE 22.4 m<sup>2</sup> (241 sq.ft.)  
TOTAL : 115.7 m<sup>2</sup> (1,245 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](http://www.jandhmitchellproperty.co.uk) : [info@jandhmitchell.com](mailto: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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