



J&H Mitchell ^{WS}
SOLICITORS & ESTATE AGENTS
— Since 1836 —



Dalreoch Cottage

Calvine

PH18 5UL

Offers Over £140,000

J&H Mitchell are pleased to bring to market, a rare opportunity to buy a two bedroom rural cottage located to the north of Calvine within the Cairngorm National Park.

Dalreoch Cottage is understood to have been originally built in the late 1700s and is located in Glen Garry, at the side of the old A9 road. It is surrounded by beautiful scenery with lovely views all round. It has been used as a much loved second home by the owners and now requires modernisation and renovation but presents an excellent opportunity to create a lovely home or holiday retreat. The cottage is being sold as seen with furniture and contents (excluding personal items)

Currently the water supply comes from rainwater collection into a storage tank at the rear of the building and there are also options to take water from the stream behind the cottage. There are particle and UV filters within the property.

The cottage consists of a living/dining room with multi-fuel stove set in a fireplace. The wood panelled kitchen has wooden floor units, a pantry and shelved cupboards. There is a cooker and fridge.



There are two double bedrooms. One of these has a fireplace and has previously been used as an additional living room. The shower room was replaced more recently and has a shower cubicle, WC and WHB. The cottage has electric storage heating.

Externally, the cottage owns approx.. 2/3 acre of ground around it. The septic tank is located within the garden and there is a gate to access a driveway which is currently overgrown. The boundaries are part fenced and part stone wall. The walled area to the rear is part of the property and has old timber built sheds on it.

The cottage enjoys easy access to the A9 ensuring good links north and south. Additionally the old A9 road is now part of the National Cycle Route 7 and passes by the cottage.

It is located approx 15 miles to the north of Pitlochry where there are shops, schools, hotels and cafes. The town also houses the Pitlochry Festival Theatre and has good bus and rail links to the Central Belt and to the north.

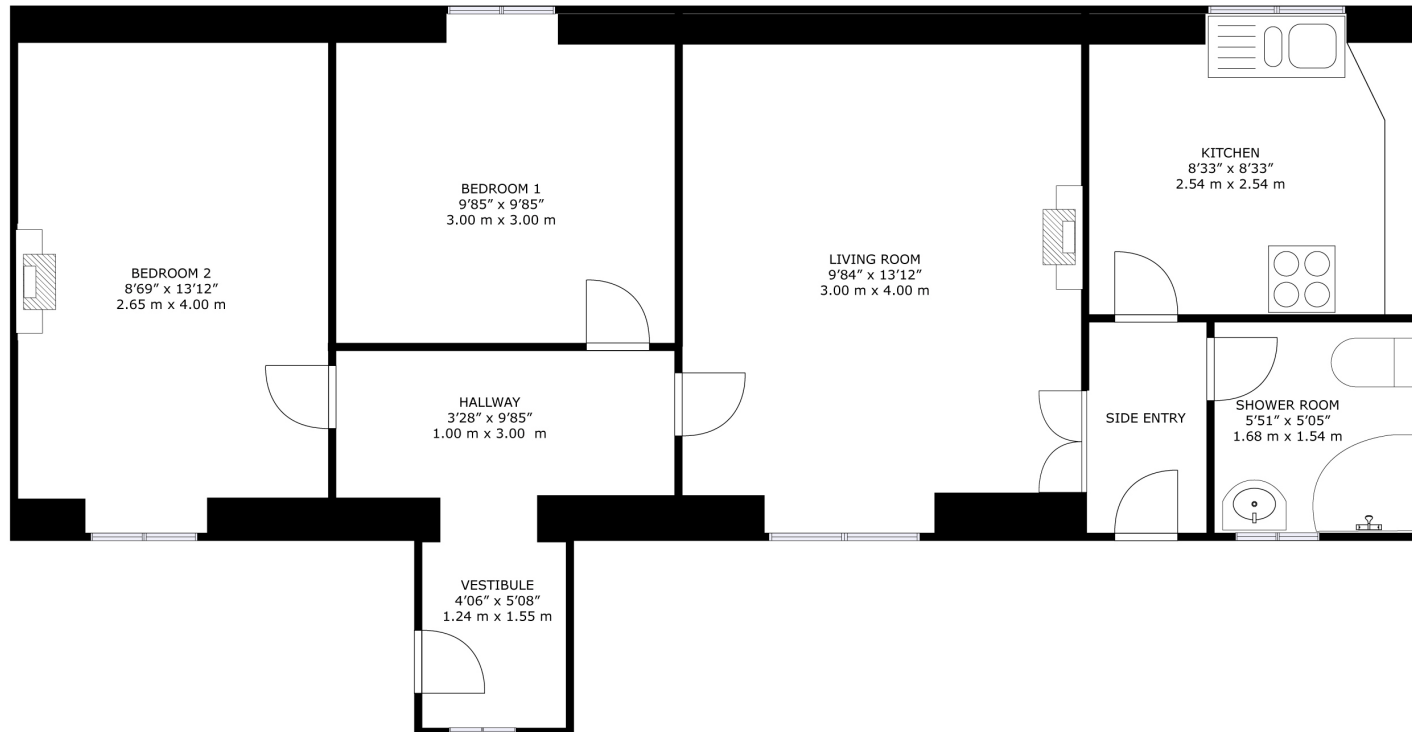
The House of Bruar is a few miles away as is Blair Atholl which also provides a village shop and railway station and is the location of the famous Blair Castle.





Directions

From Pitlochry, head north on the A9 and turn off to the right at the House of Bruar junction. Turn immediately left and continue onwards to Calvine. Pass the turn off on the left and turn left onto the old A9 which is marked as a cycle way just before the road returns to the A9 trunk road. (Please note that while this is a right of access to several properties it is also a cycle route.) Continue along this road for approx. 4 miles. Dalreoch is on the right shortly after you leave the trees.



Dalreoch Cottage Calvine PH18 5UL

TOTAL : 45.4 m² (488 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.