



J&H Mitchell ^{WS}
SOLICITORS & ESTATE AGENTS
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3 Craig Nevis Kinloch Rannoch PH16 5PF

Offers Over £200,000

J&H Mitchell are pleased to bring this attractively presented two bedroom cottage in Kinloch Rannoch to the market.

This end terrace property benefits from private garden and parking and is in walk-in condition. It has been used as a successful holiday let for a number of years and would be suitable to continue this or alternatively as a lovely home.

On the ground floor the cottage consists of a living room with space at the window for a dining table if desired. There is an electric stove, French doors out to the courtyard and parking area and a storage cupboard. The stair to the upper floor is in the corner. There is an attractive modern kitchen with cream wall and floor units, black worktop and tiled splashback. There is an integrated oven, ceramic hob, washing machine and dishwasher. The bathroom consists of a bath with shower over, WHB and WC in a vanity unit and has underfloor heating.



The upper floor consists of two double bedrooms. One with an en-suite shower room with shower cubicle and electric shower, WC and WHB in vanity unit. The second bedroom has a built-in wardrobe.

Externally, the cottage can be accessed from the main road via black metal gates leading to the front door. Alternatively there is vehicle access via Riverside Crescent to the courtyard at the rear where this is a parking space. There is a good sized private garden opposite the front door of the house. This laid partly to grass with a decked area closest to the house, washing poles and two garden sheds, one timber and one metal.

Kinloch Rannoch is a small village located at the eastern end of Loch Rannoch and is surrounded by stunning scenery. The area is popular for walking, cycling, fishing and watersports. There is a primary school and village shop and a new community hub is currently being built in the village which will include a café, restaurant and community office and meeting spaces.



Pitlochry is approx. 18 miles to the east and provides a good range of shops and restaurants as well as bus and rail links to the central belt and Inverness. Alternatively, Rannoch Station is approx. 16 miles to the west and provides rail links to Glasgow and Fort William.

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, to Kinloch Rannoch. On arrival in the village, park in the area on the right just before the church if possible. Cross the road and access the cottage via black metal gates between the houses. No 3 is the second door on your right.



Dimensions

Hallway

(8' 4" x 6' 3") or (2.55m x 1.90m)

Living Room

(16' 11" x 16' 5") or (5.15m x 5.00m)

Kitchen/Diner

(15' 1" x 7' 5") or (4.60m x 2.25m)

Bathroom

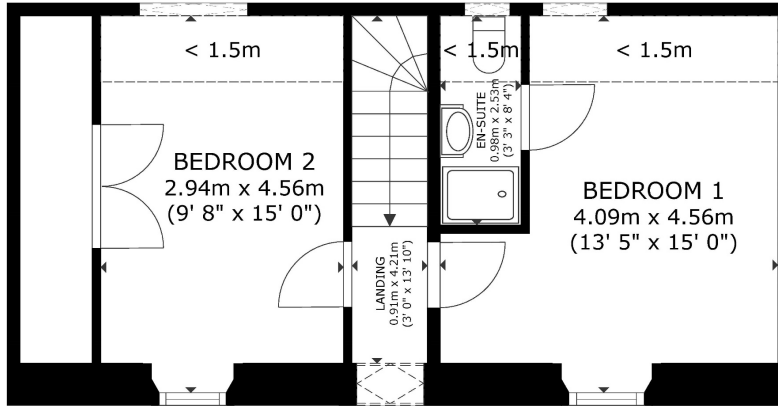
(8' 4" x 5' 1") or (2.55m x 1.55m)

Bedroom 1

(14' 11" x 13' 5") or (4.55m x 4.10m)

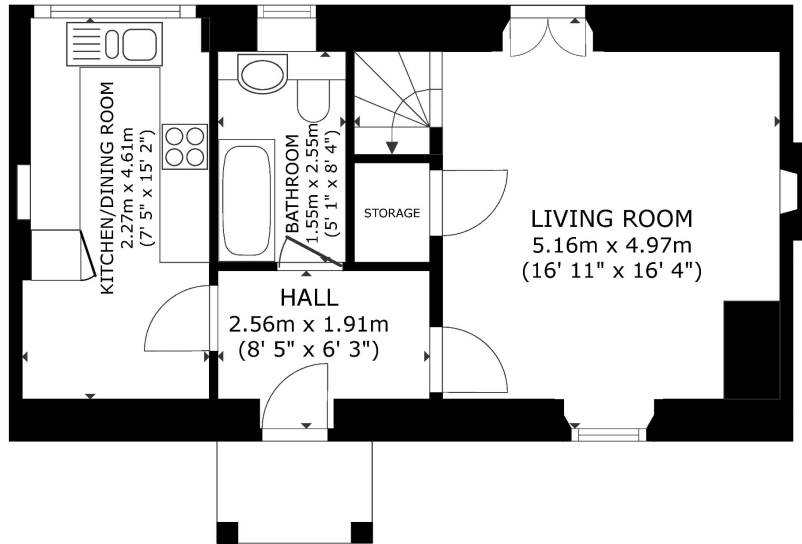
Bedroom 2

(14' 11" x 9' 8") or (4.55m x 2.95m)



GROUND FLOOR

FIRST FLOOR



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GROSS INTERNAL AREA
 FLOOR 1 40.7 m² (438 sq.ft.) FLOOR 2 33.8 m² (364 sq.ft.)
 EXCLUDED AREAS : VERANDA 2.3 m² (25 sq.ft.) REDUCED HEADROOM 5.5 m² (60 sq.ft.)
 TOTAL : 74.5 m² (802 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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