



J&H Mitchell <sup>WS</sup>  
SOLICITORS & ESTATE AGENTS  
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Tir Aluinn  
7 Golf Course Road  
Blair Atholl  
PH18 5TG

Offers Over £285,000

J&H Mitchell are delighted to bring this stunningly located property to the market.

This versatile house is situated in a quiet cul-de-sac, overlooking Blair Atholl golf course and enjoys beautiful views back towards Ben Vrackie.

The house consists a large living/dining room to the rear of the property which leads onto a raised patio area via patio doors. The kitchen has a good range of wooden wall and floor units, an "Esse" range cooker and additional electric cooker. There is an integrated washing machine and fridge freezer.

There are three bedrooms downstairs, one of which is currently used as an office, and a family bathroom. On the upper floor three rooms have been formed within the attic space, two which could be used as bedrooms or study/studio spaces and a substantial storage area. There is a built-in garage to the front of the house.

Externally there is a monoblocked driveway to the front with gravelled areas to the side and rear leading to a raised patio area. There are mature birch trees within the garden and paved steps leading down to the small summer house which is perfectly positioned to enjoy the views.

Blair Atholl has a train station which links it to the Central belt and north to Inverness. There is a hotel, cafes and restaurants, a village shop, primary school and the house is within easy access of Atholl Estates and Blair Castle. The area is very popular for local walks for all capabilities and there is a lovely 9 hole golf course within walking distance of the house.



## Dimensions

Living/Dining Room

(20' 8" x 15' 1") or (6.30m x 4.60m)

Kitchen

(9' 10" x 8' 10") or (3.00m x 2.70m)

Bedroom 1

(15' 1" x 12' 4") or (4.60m x 3.75m)

Bedroom 2

(12' 6" x 9' 10") or (3.80m x 3.00m)

Bedroom 3

(12' 0" x 9' 10") or (3.65m x 3.00m)

Bathroom

(8' 6" x 7' 9") or (2.60m x 2.35m)

Bedroom 4

(22' 8" x 7' 10") or (6.90m x 2.40m)

Study

(9' 10" x 9' 6") or (3.00m x 2.90m)

Storage room

(9' 2" x 5' 3") or (2.80m x 1.60m)

Garage

(20' 8" x 14' 7") or (6.30m x 4.45m)



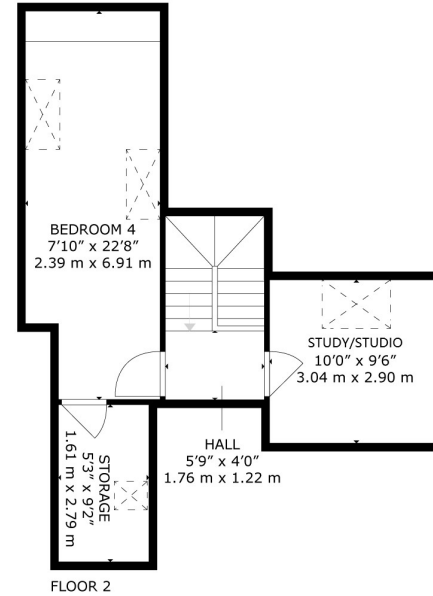
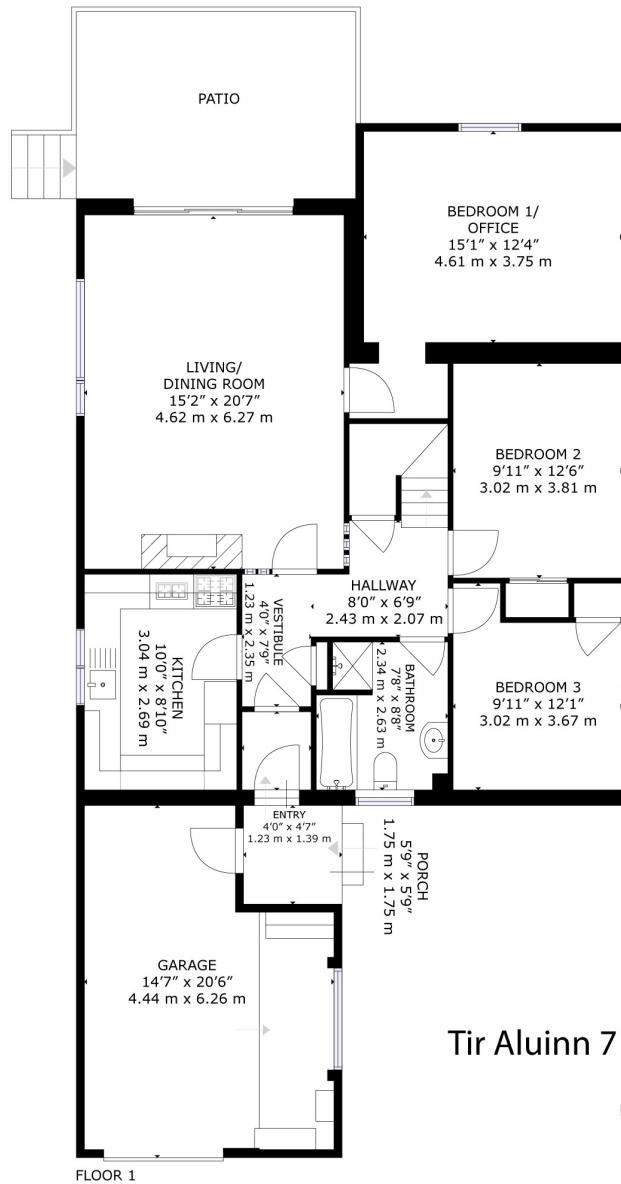
## Directions

From Pitlochry, head north to Blair Atholl. Pass the garage on the left and watch for turning onto Invertilt Road (signposted for Blair Atholl Golf).

Continue to end of road and turn left at the golf club. Continue onwards to the large turning circle, Tir Aluinn is over to the right.







## Tir Aluinn 7 Golf Course Road Bridge of Tilt Blair Atholl PH18 5TG

GROSS INTERNAL AREA  
 FLOOR 1: 1190 sq.ft, 110 m<sup>2</sup>, FLOOR 2: 335 sq.ft, 31 m<sup>2</sup>  
 EXCLUDED AREAS: GARAGE: 285 sq.ft, 26 m<sup>2</sup>, PORCH: 33 sq.ft, 3 m<sup>2</sup>  
 TOTAL: 1525 sq.ft, 141 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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