



The Old Post Office Logierait PH9 0LH

Offers Over £300,000

J&H Mitchell are pleased to bring this attractive and versatile property to the market.

The Old Post Office has been run as a 4 star rated bunkhouse for a number of years and was previously rented out as a self catering cottage. However, with a few small adjustments, this property could easily be turned back into a home.

Depending on the preferred use, it may a requirement for the purchaser to apply for change of use

Currently the access to the property is via a timber extension on the gable end of the house. This contains a utility area and two toilets and a wash hand basin.

Turning left you enter the main part of the house, first arriving at the modern kitchen which consists creams wall and floor units with a black worktop. There is an electric cooker, dishwasher and fridge-freezer. The kitchen has beautifully finished wooden flooring which continues through a sliding door into the living space.



This bright and spacious room has plenty of space for a large seating area and dining table. There is an open fireplace which currently isn't used and a glazed door to the front patio area.

On the upper floor, there are three bedrooms, two double and one single. Currently they are all set up as dormitories with bunk beds. There is a shower room with two shower cubicles and a wash hand basin.

Externally there is an old shed to the rear with potential to create storage space. To the front of the house, is a gravelled area with a fire pit. A covered area at the side currently provides covered seating but could easily be used as a wood store and turned into a garden shed. The garden is laid mainly to grass with mature trees.

At the end of the garden hidden in the trees is a wooden cabin. Although requiring some maintenance, this cabin provides potential as a garden room, office, studio or gym to name a few options. There is a decked area to the front and it all overlooks the River Tay. The house owns the land right down to the water's edge and also comes with fishing rights to the area of the Tay immediately in front of the property.

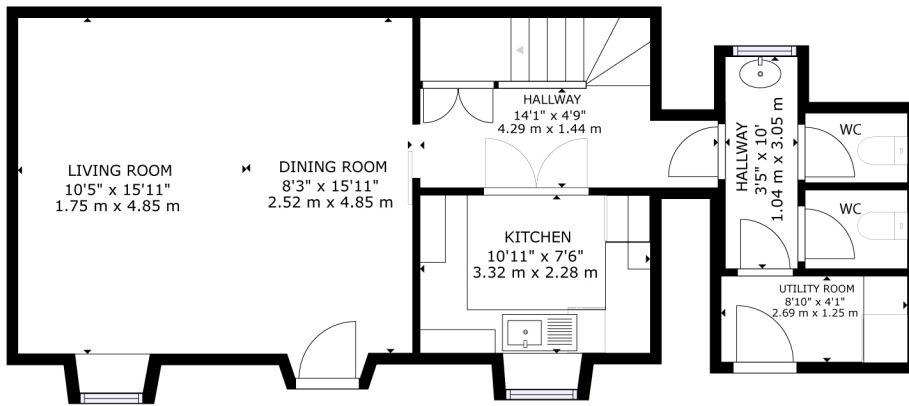
Note – depending on the intended use of the property, the purchaser may require to apply for change of use back to residential. Purchasers should check this with their solicitor or the council.



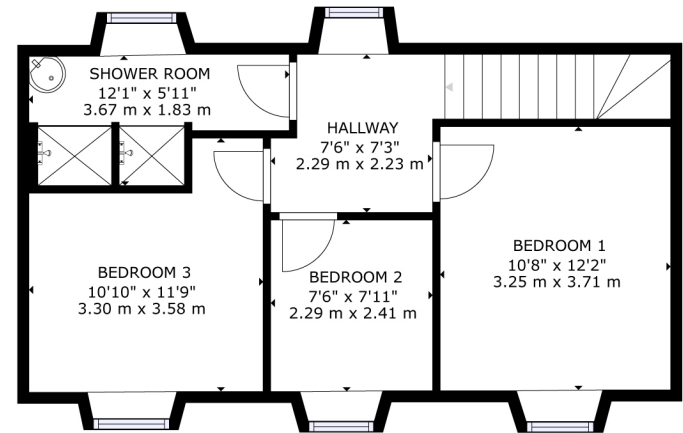


Directions

From our Pitlochry office, head south on the A9 and turn off at the Ballinluig junction. Proceed on the A827 signposted to Aberfeldy until you reach Logierait. At the corner passing the Logierait Inn and turn immediately left at sign for Logierait Lodges and Tay Bunkhouse. Follow the road to the right between the lodges, pass the house at the end on the right and take track through the trees where you will see the Old Post Office to the right.



GROUND FLOOR



FIRST FLOOR

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GROSS INTERNAL AREA
FLOOR 1: 598 sq ft, 55.55 m², FLOOR 2: 463 sq ft, 42.99 m²
TOTAL: 1061 sq ft, 98.54 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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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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