





# 9 Cuil-an-Daraich

## Logierait

PH9 0LH

Offers Over £190,000

9 Cuil-an-Daraich is a beautifully presented two bedroom house in walk-in condition, located in the small village of Logierait. Most of the windows in the house face south so it is bright and inviting.

This lovely home was converted around 2001 from the former laundry house building for the adjacent Cuil-an Daraich house. The building was originally built as a poor house in 1864 and has subsequently been an old person's home, a heritage centre and a guest house.

The house is entered from the rear car park into the upper floor of the house. A stair leads down to the lower floor and the main living area, where there is an attractive and bright living room with a woodburning stove, space for a dining table if desired and French doors that open onto the patio area.

The kitchen has a range of beech effect wall and floor units with a tiled splashback. There is an integrated electric oven and hob and space for a fridge freezer and washing machine.



On the upper floor, there are two double bedrooms, both with windows facing to the south and beautiful views to the River Tay and over the fields to the hills beyond. The bathroom is located on this floor and consists a bath with electric shower, WC, WHB and heated towel rail and has tiling around the bath.

Externally to the front of the house there is a paved and gravelled garden area with some shrubs, a small shed and a garden bench. A gate leads to a footpath, which leads to down to the road. The first section of this is owned by No 9 and the ongoing path along the front is shared with other properties in the building.

To the rear, there is a large car park which serves the whole building. No 9 owns the parking area immediately outside the door which can accommodate two vehicles and currently has a small shed occupying part of one space. There is a shared responsibility with the rest of the building to care for the driveway, which has recently been upgraded and the access through the rest of the car park.

Some furniture and white goods are available by separate negotiation.





Logierait is a small village at the beginning of the A827 road to Aberfeldy. It is a short walk or drive to Ballinluig (1 miles) where there is a village shop and café and has easy access to the A9. The picturesque town of Pitlochry is approx. six miles to the north and provides shops, schools. The Famous Festival Theatre and leisure facilities as well as rail links to the Central Belt and the north. Perth is a little over 20 miles to the south.

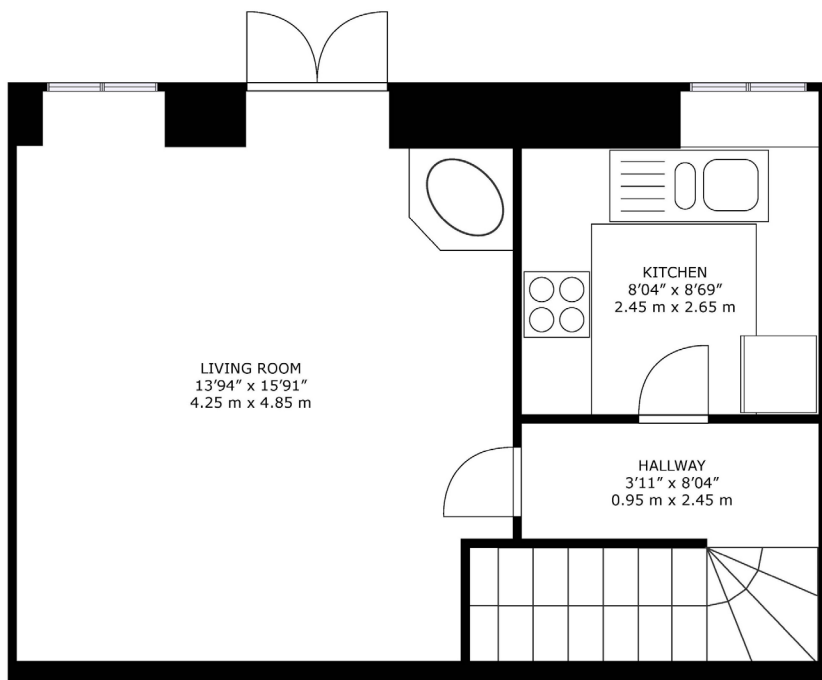




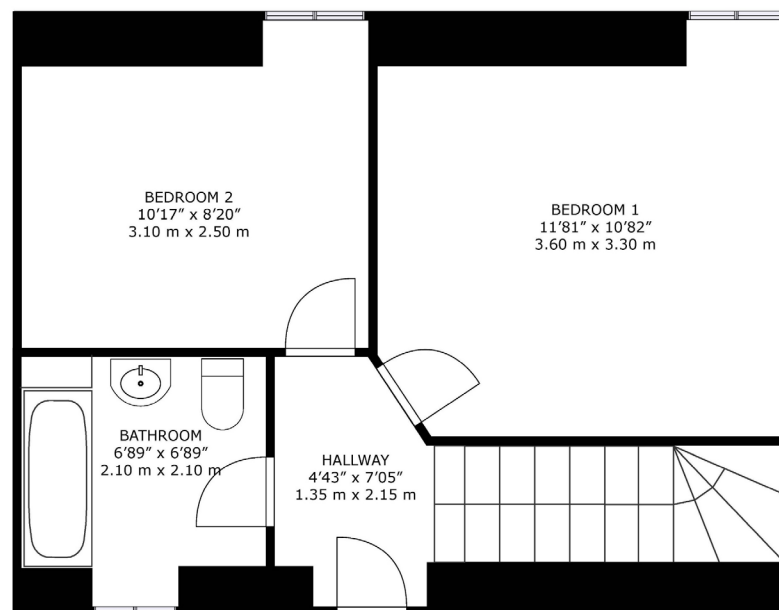
Please note – Cuil-an-Daraich is Grade C listed building. This listing is usually applied to buildings of special architectural or historical interest which are good examples of a particular period, style or type. In this case a C listing does not prevent alterations, it simply requires that listed building permission must be sought in advance. Further information is available from Historic Environment Scotland.

### Directions

From our office in Pitlochry, head south on the A9 turning off at Ballinluig which is signposted Aberfeldy. Follow the road round to the right crossing over the A9 and take the Aberfeldy turning off the roundabout. Continue to Logierait, passing through the village, Cuil-an-Daraich is located on the right at the far end, just before the national speed limit signs. Turn right into the driveway and continue round the back of the main building. No 9 is at the far end of the car park.



GROUND FLOOR



FIRST FLOOR

## 9 Cuil-an-Daraich Logierait PH9 0LH

GROSS INTERNAL AREA

GROUND FLOOR: 314 sq. ft, 29.2 m<sup>2</sup>, FIRST FLOOR: 302 sq. ft, 28.1 m<sup>2</sup>  
TOTAL: 616 sq. ft, 57.3 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





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