



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



April Cottage

10 Cuil-an-Daraich

Logierait

PH9 0LH

Offers Over £145,000

April Cottage is a one-bedroom home situated in the lovely village of Logierait with lovely views to the south, overlooking the river Tay and the fields and hills beyond.

One bedroom houses don't come onto the market very often, so this is a rare opportunity to purchase a property that was previously the boiler room of Cuil-an-Daraich. The main house 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. April Cottage has been imaginatively converted in the early 2000s, making good use of the space.

The cottage is accessed from the car park at the rear into a porch which doubles as a utility area which then leads into a central hallway. There is a living room/kitchen. The living area is carpeted and is divided from the kitchen by a breakfast bar. The kitchen has a range of wooden wall and floor units with tiled splashback. There is an integrated electric oven and hob, and space for additional white goods.



There are glazed doors leading into an attractive and bright conservatory with windows all round to maximise the lovely views. French doors lead out onto the raised patio at the front of the house.

The double bedroom has built in wardrobes and the adjacent shower room has a shower cubicle, WC, WHB and heated towel rail.

Externally, to the front there is a raised patio with steps down to the garden which slopes down to the roadside. It is mainly lawn with hedge to one side and a stone wall to the other. There is a wooden shelter with seating to the side.

To the rear, there is a large car park which serves the whole building. No. 10 owns an area around the main door for parking with a small garden shed to the side and there are additional shared visitor spaces within the car park. There is a shared responsibility, along 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.



There is a strip of land to the west of the house, behind the stone wall that runs down the side of the garden. This is also available for an additional sum of £1,000. (Please note this is only available to a purchaser of the house)

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.

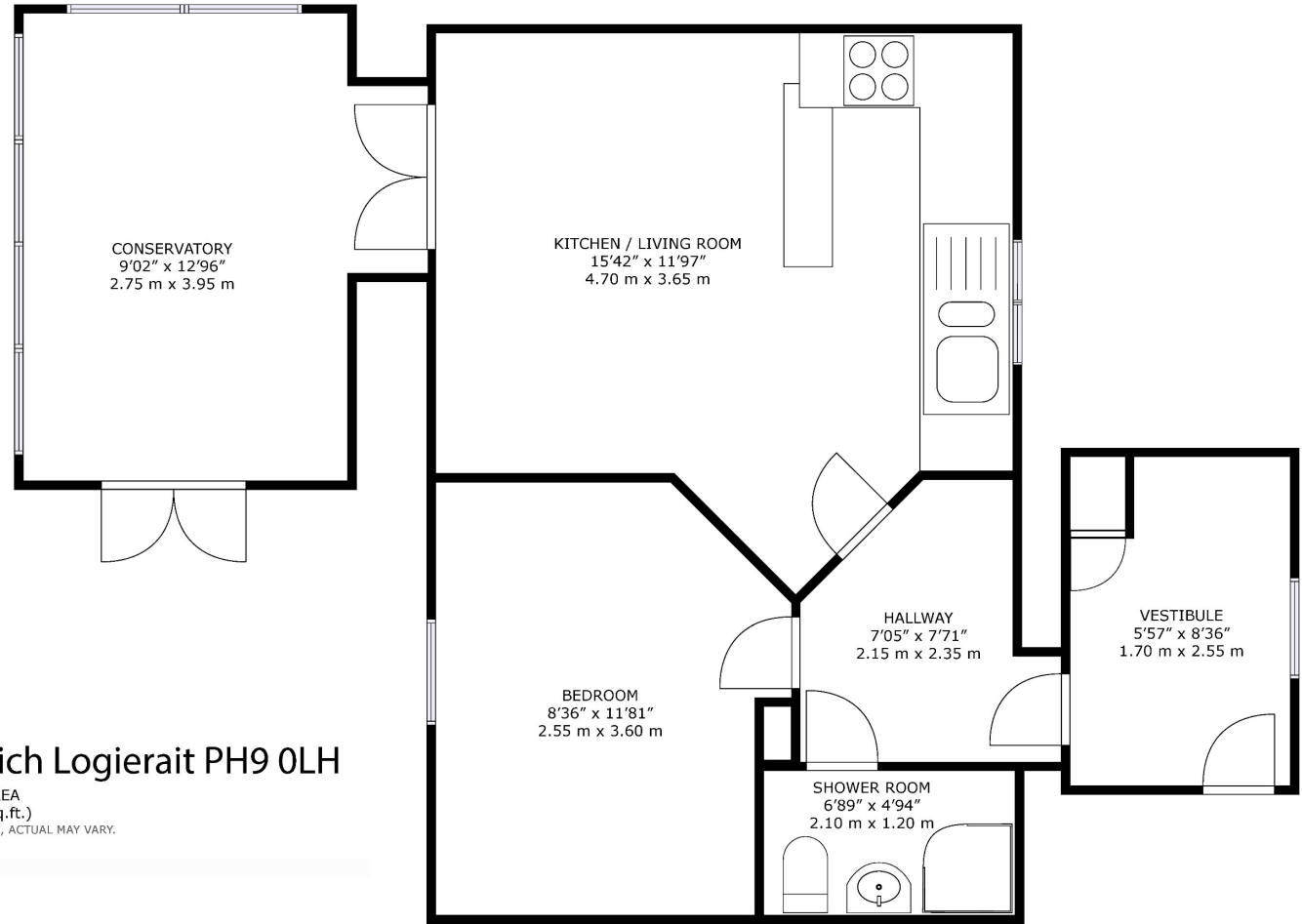
Logierait is a small village at the beginning of the A827 road to Aberfeldy. It is a short walk or drive to Ballinluig where there is a village shop and café and has easy access to the A9. The picturesque town of Pitlochry is approx. six miles to the north and provides shops, schools. The Famous Festival 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.



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. 10 is at the farthest end of the building.



April Cottage 10 Cuil-an-Daraich Logierait PH9 0LH

GROSS INTERNAL AREA
TOTAL 48.8 m² (525 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.