



Pines Cottage Muir lodge Place Kinloch Rannoch PH16 5PY

Offers Over £160,000

Pines Cottage is a beautifully presented two bedroom detached cottage on the outskirts of Kinloch Rannoch. It is in a very private location and has been modernised to a very high standard.

Over the last few years, the house has had a new kitchen installed, new windows and external doors, a new porch, bathroom, improved insulation and new internal oak doors. The wood-burner was also installed and the boiler and radiators replaced. The heating is LPG from a tank which is sunk into the ground.

Enter into a fully glazed porch at the front into a hallway. The attractive living room has a freestanding woodburning stove in the corner. The adjacent modern kitchen has a good range of white wall and floor units with black granite effect worktop and tiled splashback. There is an integrated electric oven and ceramic hob, space for a fridge and a Belfast style sink. To the rear of the house there is a utility room with the boiler and space for washing machine and tumble dryer as required.



The bathroom consists of a freestanding roll top bath with shower over, WC and WHB. There are two double bedrooms.

Externally the house is surrounded by lovely gardens. There is a stunning BBQ hut to the rear which has a full chimney and wooden seating, power and lighting. There is a large garden shed to the rear of the garden along with wood sheds and a small timber gazebo. At the rear door of the house there is a canopy which allows outside seating or clothes drying in poorer weather. There is a driveway to the front with parking for several vehicles.

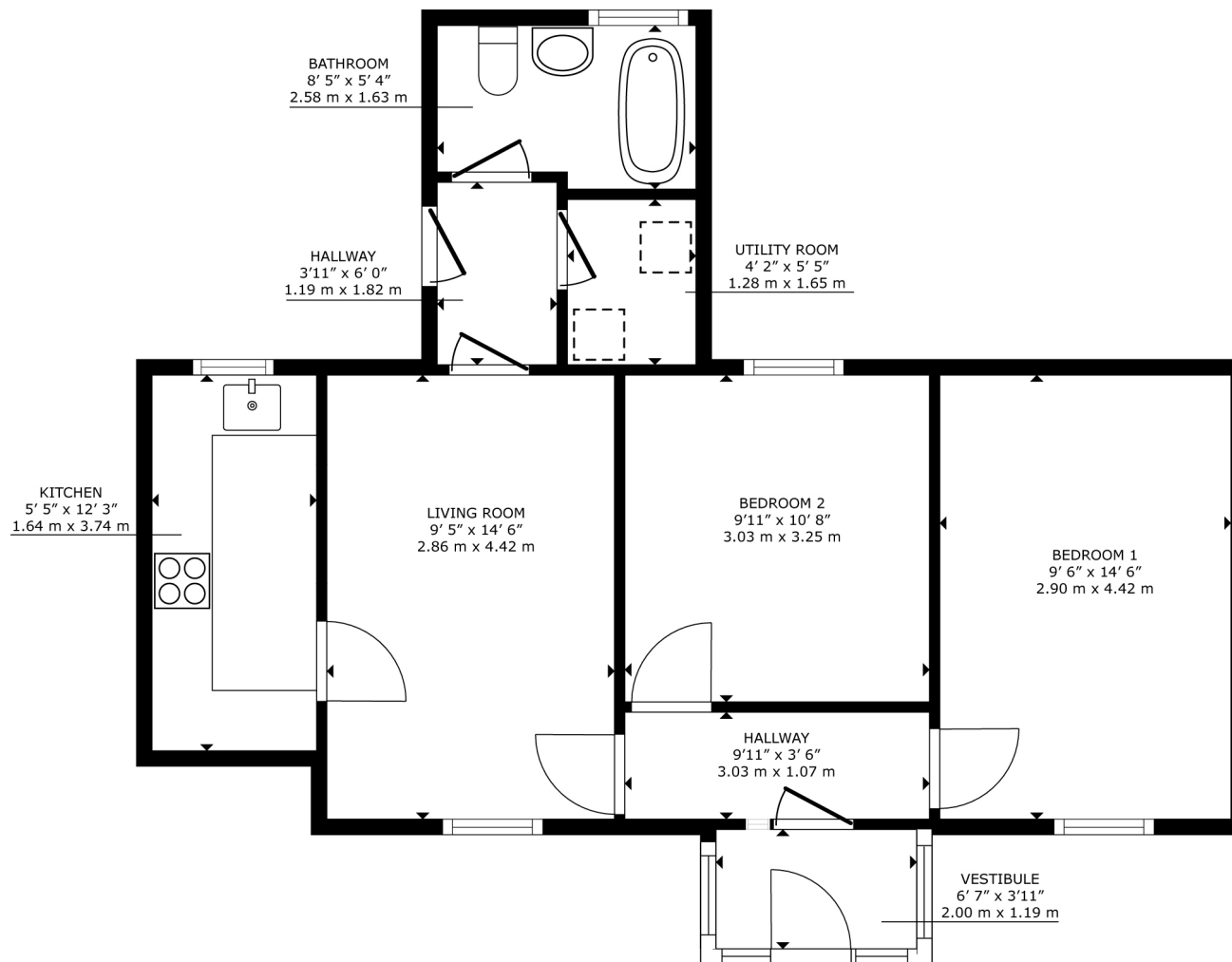
It should be noted that the house is of non-standard "Dorran" construction and may be unsuitable for mortgages.

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, turn left where signposted South Loch Rannoch. Cross bridge and continue onwards ignore right turn. At the end of the stone wall on the left and just as you reach some houses, turn sharp left, Pines Cottage is at the far end of the driveway.

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GROSS INTERNAL AREA
FLOOR PLAN 57.8 m² (622 sq.ft.)
TOTAL : 57.8 m² (622 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.



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