



Craggan Cottage Easter Orchilmore Killiecrankie PH16 5LP

Offers Over £480,000

Craggan Cottage is a beautiful property located in the hamlet of Easter Orchilmore, above Killiecrankie.

This immaculately presented house is in walk-in condition and enjoys open views across Glen Giraig and back towards Ben Vrackie.

It has been finished to a very high specification with premium Italian wall and floor tiles throughout, solid oak internal doors with traditional black ironmongery and solid oak facings and skirtings.



It has full oil-fired underfloor heating and benefits from solar panels, the power from which is fed back to the National Grid.

Enter the house into a hallway with several storage cupboards to the side of the corridor. This leads to the stunning living room/dining/kitchen which is full of light.

There is a vaulted ceiling with rooflights and large patio doors which look out to Ben Vrackie and lead directly onto the patio at the front of the house. This is a large room with a “Denfind Stone” inglenook fireplace with Clearview Vision 500 stove and a solid oak mantel.

The kitchen has a large range of wall and floor units with granite effect worktop and tiled splashback. The kitchen appliances are AEG and include an eye-level electric oven and microwave combi oven, induction hob with extractor, dishwasher and fridge-freezer.

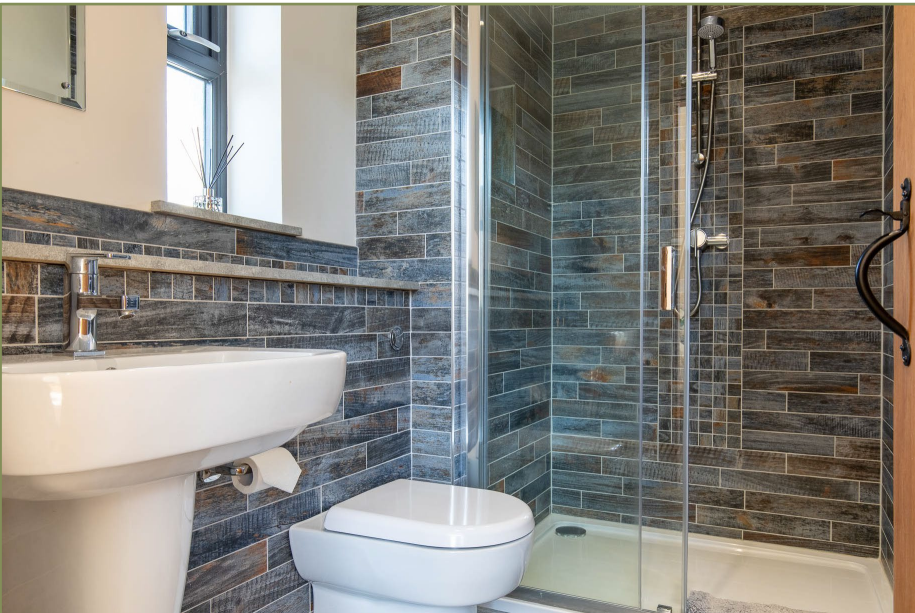
There is a well-proportioned breakfast bar with space for seating, drawers and cupboards. The dining area is to the side.





There is a separate utility room with units and flooring to match the kitchen. This room has an additional sink, washing machine and the boiler. There is a shower in the corner with shower tray which is ideal for washing down outdoor gear or dogs. There are three double bedrooms in the house.

The master bedroom is another stunning room with vaulted ceiling and large patio doors to the decking outside. There are built-in wardrobes and an en-suite shower room which consists of a large shower cubicle, WC, WHB and heated towel rail with feature tiling.





Bedroom two also has an en-suite, with a good-sized shower cubicle with rainwater style shower head, WC, WHB and heated towel rail. The third bedroom is adjacent to the family bathroom which consists of a bath with a rainwater style shower over and attractive feature tiling. There is a WC, WHB and heated towel rail



Externally, there are “Denfind stone” walls and dykes around the house. There is a substantial driveway which can accommodate several vehicles and a separate garage which has a “Hormann” garage door with remote control door.

The house has “Cedral” cladding and the area to the front of the bedroom is “Trex Transcend” composite decking. There is a large paved patio area to the front of the house and the garden is primarily laid to lawn with some feature rockery.

Furniture (excluding personal items) may be available by separate negotiation if desired.

Location

Craggan Cottage is located in the hills just north of Killiecrankie so is not far from the Killiecrankie Visitor Centre where there is a cafe and easy access to the historic Soldier's Leap and the extensive network of footpaths and cycle ways.

Blair Atholl with its historic castle is three miles to the north and offers a village shop and train station with the House of Bruar a little beyond.

Pitlochry is a short drive to the south, where there are schools, shops, cafes, hotels and the famous Pitlochry Festival Theatre. Killiecrankie has a bus service to Pitlochry which itself connects by bus and train to the Central Belt to the south and Inverness to the north.



Directions

From our office in Pitlochry, travel north on the B8019 to Killiecrankie. Pass through the village and pass the national speed limit signs and continue onwards on a long straight section.

As the road turns slightly to the right, watch for a sign indicating a turn off to the right, as you come to some houses immediately take the sharp turning (beside red post box) and double back up the hill.

Ignore various driveways and continue onwards going under the road bridge. Follow the road as it swings round to the right, keep following to the right passing a single house on the right (Craig Urrard) and up to the top where Urrard Estate sheds are on the left. Take the farm track road by the "For Sale" sign down to the right and Craggan Cottage is straight ahead on the left of the track.

What3Words -

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Craggan Cottage Orchilmore By Killiecrankie PH16 5LP

GROSS INTERNAL AREA
FLOOR PLAN 136.2 m² (1,466 sq.ft.)
EXCLUDED AREAS : PATIO 14.6 m² (157 sq.ft.) PATIO 16.7 m² (180 sq.ft.) VERANDA 4.5 m² (49 sq.ft.)
TOTAL : 136.2 m² (1,466 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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