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# Torbreck Killichonan Rannoch PH17 2QW

## Offers Over £330,000

Torbreck is a lovely home situated in a stunning rural location on the northern banks of Loch Rannoch. This charming house has many attractive features including four panel timber doors to the ground floor which are complemented by pine doors upstairs.

Enter at the rear of the house which backs onto the road, into a substantial porch area with storage cupboards and which serves well as a cloakroom and boot room. There is an adjoining store room to the end.

A few steps lead into the main hallway and turn left into a cosy living/dining room which has an open fire set in a tiled fireplace with wooden mantelpiece. This room is open plan to the extended part of the house which has an attractive and bright living room/sunroom with windows to three sides. Its elevated position ensures stunning views down over the garden to the loch beyond. There is a door directly out to the patio area outside.





The kitchen consists of a range of wall and floor units with tiled splashbacks. There is an electric cooker, dishwasher, fridge-freezer and washing machine all included.

Bedroom one is located on the ground floor and benefits from having an en-suite shower room. The downstairs accommodation is completed by a family bathroom which includes an electric shower over the bath. On the upper floor, there are three further bedrooms, two doubles and one single.

Externally the house is approached via broad steps leading into the fenced area of the garden where there is an attractive shrubbery. To the side is an access through a timber gate to a timber garage. To the front of the house there is a patio area which looks down over the garden.

The garden slopes gently downwards and is a mixture of lawn, shrubs and trees. The lower part of the garden has two timber sheds, a greenhouse and stone outhouses which although older, have potential to create further storage or perhaps as a summer house or similar. There is a gate in the lower fence which leads to the field beyond and access to the lochside.













Killichonan is a small hamlet located on the north side of Loch Rannoch. It is approx. eight miles from Kinloch Rannoch where there is a village shop, primary school and hotels.

Further east, Aberfeldy provides a wider range of shops and other facilities including a secondary school and to the west there is access to Rannoch Station (approx. 9 miles) where the West Highland Line connects to the Central Belt and to Fort William.



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GROSS INTERNAL AREA  
FLOOR 1 87.8 m<sup>2</sup> (945 sq.ft.) FLOOR 2 36.6 m<sup>2</sup> (394 sq.ft.)  
EXCLUDED AREAS : REDUCED HEADROOM 4.8 m<sup>2</sup> (51 sq.ft.)  
TOTAL : 124.4 m<sup>2</sup> (1,339 sq.ft.)  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

## Directions

From Pitlochry, head north on A9 and turn off at House of Bruar turn off and then immediately left onto B847, Continue to Calvin and turn left at sign. Follow road onwards, passing through Kinloch Rannoch. Approx 8 miles along the loch there is a sign for Killichonan. Continue onwards over a blind summit, passing beyond the houses. Torbreck is beyond the houses on the left hand side just before the road crosses a small burn.

