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Lilac Cottage Kinloch Rannoch PH16 5PX

Offers Over £205,000

Lilac Cottage is a beautifully presented three-bedroom end-terrace cottage located in the popular village of Kinloch Rannoch.

This charming cottage is of a traditional style and has been finished to a very high standard. It has an attractive entrance with storm doors and period style internal doors, with double glazing installed throughout the property.

Enter into a small hallway which leads to the bright living area. The living room is to the front of the cottage and has an open fire set in a brick fireplace. The room is open plan to the dining room area which is in the extended part of the cottage to the rear. There are patio doors to the rear garden.

The adjacent kitchen is approximately five years old and has attractive blue floor units, wooden work tops and metal shelving and hanging rails. There is an integrated oven, induction hob and dishwasher with space for a washing machine and fridge-freezer.



There is a downstairs double bedroom with dual aspect windows and an en-suite shower room which has been cleverly designed to maximise available space by placing the wash hand basin into the window recess. A new shower and cubicle were fitted recently.

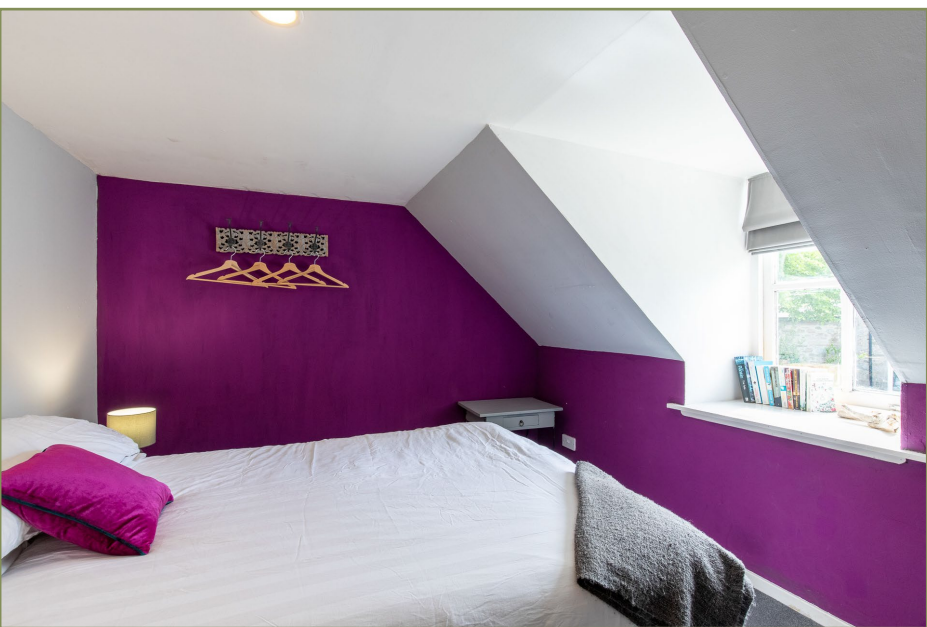
On the upper floor, there are two double bedrooms, the larger of which has a built-in wardrobe. There are three storage cupboards on the landing area and a bathroom with bath, WC, WHB and heated towel rail.

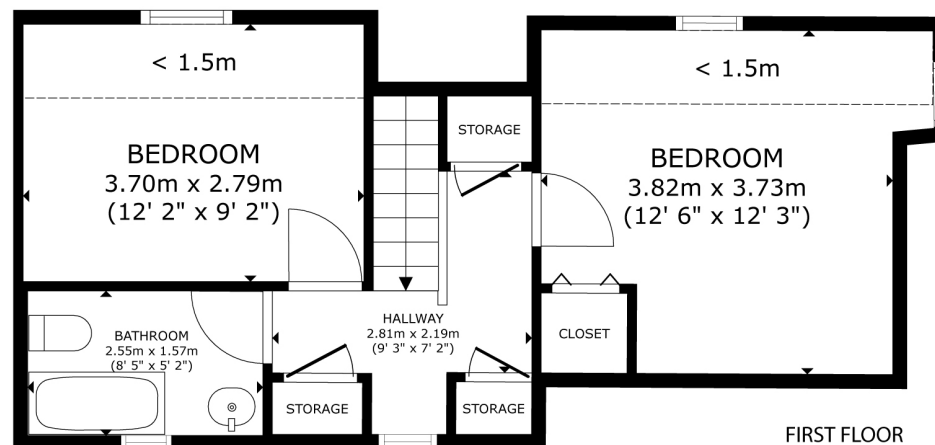
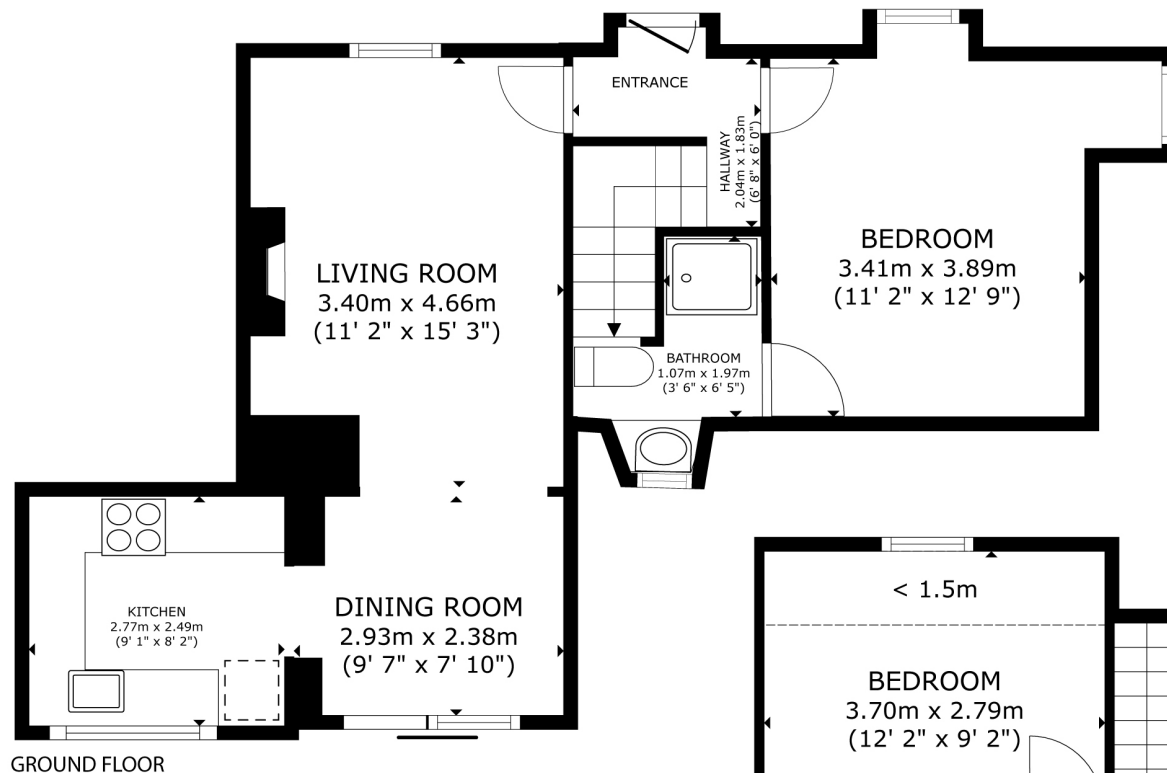
Externally there is a good sized rear garden laid mainly to lawn with a raised patio area next to the cottage and a garden shed. To the side is an additional area of garden with lawn and shrubs and a gate through to the back.

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. There are also two hotels in the village with bars and restaurants open to non residents.

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 the bridge and take the first left turn before the shop. Lilac Cottage is the first house on the left.

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GROSS INTERNAL AREA
FLOOR 1 54.3 m² (584 sq.ft.) FLOOR 2 31.7 m² (341 sq.ft.)
EXCLUDED AREAS : REDUCED HEADROOM 6.4 m² (68 sq.ft.)
TOTAL : 86.0 m² (925 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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