



Salmon Leap Cottage Calvine | PH18 5UB

- RECEPTION ROOMS 2
- BEDROOMS 2
- BATHROOMS 1
- LARGE DRIVEWAY
- QUIET LOCATION
- WRAP AROUND GARDEN



OFFERS OVER
£265,000

SALMON LEAP COTTAGE

We are delighted to bring to the market this highly desirable 2-bedroom cottage in a semi-rural location surrounded by wildlife.

The bright and welcoming porch takes you into a hallway leading to one of the double bedrooms on the left and the cozy living room complete with log burning stove, on the right. From the living room, two small steps take you to the rear of the property where you will find the well fitted modern kitchen, the shower room, master bedroom and versatile family room.

The garden has areas of lawn and patio and benefits from a wide double entry driveway providing ample parking. There are several sheds, a log store and a greenhouse as well as an outdoor electrical point. The property benefits from gas central heating and double glazing throughout.

LOCATION

Calvine is a small hamlet lying north of Struan not far from the A9 only one mile from the falls of Bruar.

The nearest town is Pitlochry located 12 miles south, just off the A9, it is easily accessible by road and rail with good bus services and direct train services to London and Inverness including the Caledonian Sleeper Service.

The town benefits from a good variety of shops, restaurants and cafes, a medical centre, community hospital, veterinary surgery, town hall, leisure centre and an all-through school from 2-16 years, plus many attractions including Pitlochry Festival Theatre, The Dam Visitor Centre and Salmon Ladder and a good network of walking & cycle routes.





DIRECTIONS

From our office in Pitlochry head north onto the A9 and continue for approximately 10 miles taking the exit for Calvine and Struan B847. Follow the road until you see the junction on your right for Struan and turn right. Continue along and after going under the bridge you will find the property on your right.

FIXTURES & FITTINGS

All fixtures and fittings are included in the sale unless otherwise stated.

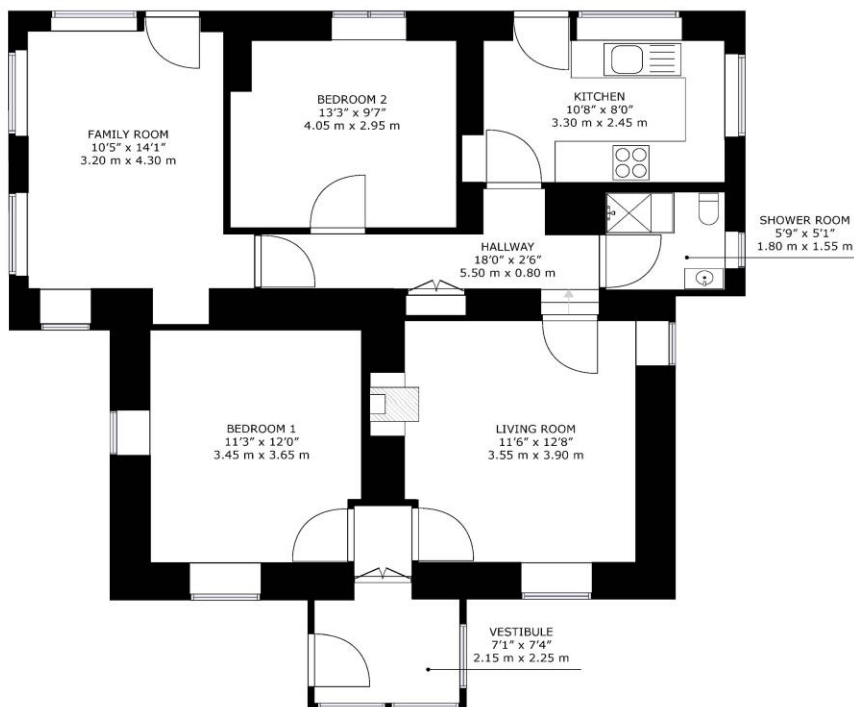
VIEWINGS

By appointment with J & H Mitchell Solicitors & Estate Agents.

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EPC RATING D

COUNCIL TAX BAND D



Salmon Leap Cottage, Old Struan PH18 5UB

GROSS INTERNAL AREA
TOTAL: 947 sq.ft, 88.0 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Whilst every attempt has been made to ensure the accuracy of the details in these sales particulars, any measurements of doors, windows, rooms, other items and distances are purely for illustrative purposes and should be taken as a guide. Nothing in these particulars is a statement as to the structural condition of the property, poor or otherwise, nor that any services, appliances, facilities or equipment are in good working order. Prospective purchasers should satisfy themselves on such matters prior to purchase.