



2 Allt Mor Place | Kinloch Rannoch Pitlochry | PH16 5PH

- RECEPTION ROOMS 1
- BEDROOMS 2
- BATHROOMS 1
- GARDEN OFFICE / STORAGE
- VILLAGE LOCATION
- EXCELLENT VIEWS



OFFERS OVER
£120,000

2 ALLT MOR PLACE

This charming two-bedroom mid-terrace home features a fitted kitchen leading directly to the rear garden, and an interestingly shaped open-plan living/dining room complete with a built-in bookcase and a multi-fuel stove, adding character and warmth.

Upstairs, you will find two generous double bedrooms and a family bathroom. The front-facing bedroom enjoys lovely countryside views, creating a peaceful and scenic outlook and has access to a floored loft area.

Outside, the rear garden offers both a lawn and patio area, perfect for relaxing or entertaining. A garden shed, currently used as an office space and storage, provides valuable versatility. The property also benefits from on-street parking. A welcoming home with great potential and beautiful surroundings—ideal for getting onto the property ladder.

LOCATION

Kinloch Rannoch, Kinloch Rannoch is a small, picturesque village in Perth and Kinross, Scotland, located at the eastern end of the beautiful Loch Rannoch. It's known for its dramatic Highland scenery, peaceful atmosphere, and strong sense of local heritage. It has a range of amenities including a medical centre, café, general store, hotels, a gallery and a primary school.

Pitlochry is a popular tourist destination in the heart of Highland Perthshire located 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.

Aberfeldy is the geographical heart of Scotland situated on Scotland's longest river, the River Tay and is home to the Birks Cinema and Dewar's Distillery. You will also find a good selection of local shops, a golf course, community campus housing the library, swimming pool and sporting facilities as well as primary and secondary schools. The area is renowned for outdoor activities including white water rafting, abseiling, gorge walking, canyoning, and mountain biking.





DIRECTIONS

From Pitlochry head north on the A9 towards Inverness for approximately 12 miles, then take the left turn onto the B847 for Calvine and Struan. Turn right to join the B846 to Kinloch Rannoch. On entering the village, you will pass the Cornerstone on your right, go over the bridge and you will find the property on your left just after the entrance to Allt Mor Crescent.

FIXTURES & FITTINGS

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

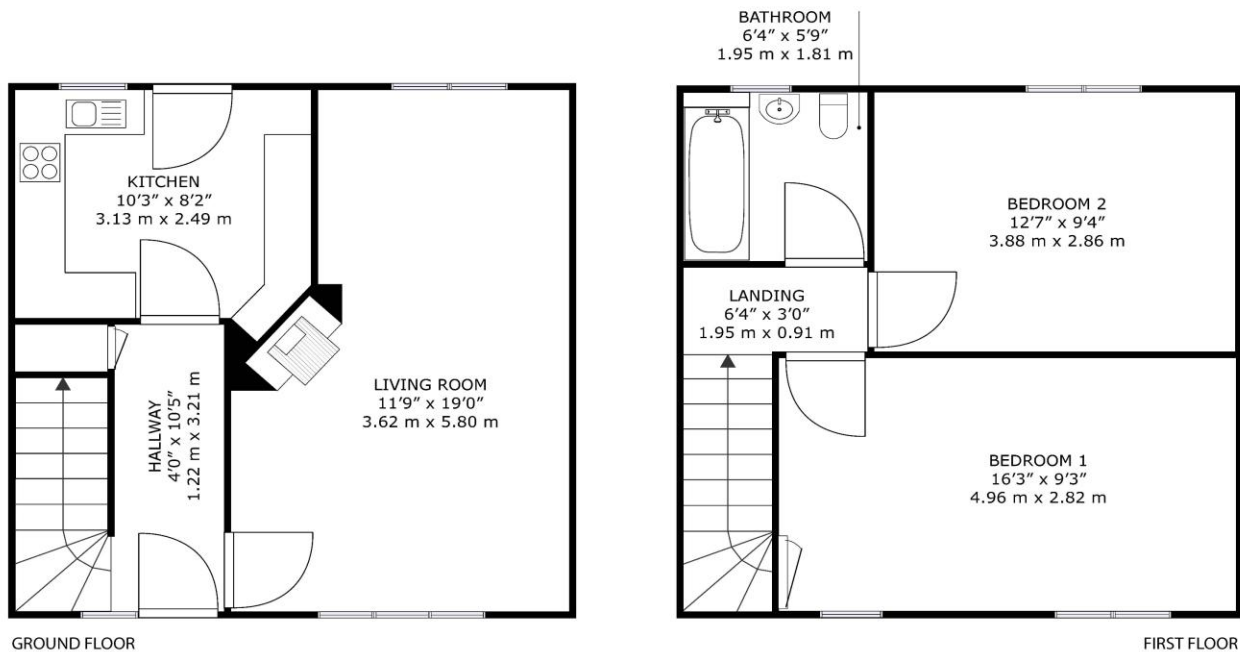
VIEWINGS

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

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EPC RATING D

COUNCIL TAX BAND B



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GROSS INTERNAL AREA
GROUND FLOOR : 342 sq. ft, 31.8 m², FIRST FLOOR : 364 sq. ft, 33.8 m²
TOTAL: 706 sq. ft, 65.6 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.