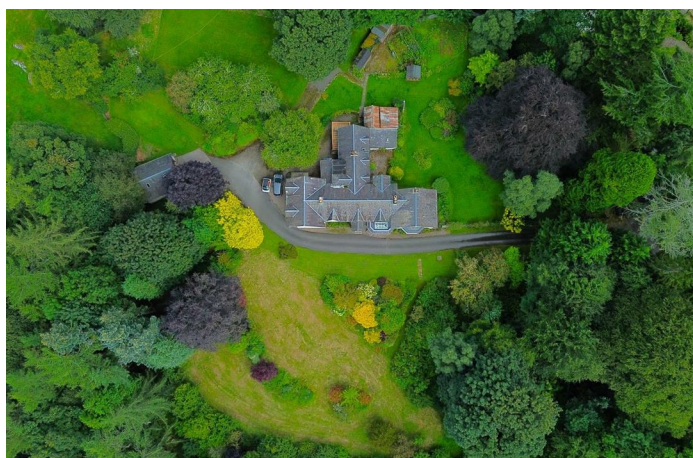


Simple Approach



Estate Agents



Old Faskally House , Pitlochry

PH16 5LG

Offers over £674,950

Old Faskally House , Pitlochry, PH16 5LG

Placed within a scenic location approximately three miles north of Pitlochry, Old Faskally House is a substantial detached, two storey house. Internal accommodation is generous at approximately 408 square meters sitting on 2.8 acres of land, this property offers incredibly versatile accommodation along with sprawling landscaped garden grounds. This beautiful location continues to thrive with its range of excellent local amenities nearby along with surrounding cities and towns such as Pitlochry, Perth and Dundee a short distance away.

The property enjoys ample living space with six generous bedrooms, four reception rooms (dining hall, office, drawing room & sitting room), utility room/butlers pantry, sizeable kitchen, two bathrooms and two WC. The property further benefits from having an annexe which comprises of one bedroom, kitchen, lounge and a bathroom with private, independent front entrance.

This property has so much to offer and is the ideal purchase for any growing family or buyer looking for an impressive amount of living space, seeking peaceful living in a fantastic, highly sought-after area. Viewing is absolutely essential to appreciate the overall size, charming qualities and truly beautiful home on offer at this exceptional property.

Kitchen

13'2" x 26'2" (4.02 x 8.00)

Butlers Pantry / Utility

10'4" x 5'11" (3.16 x 1.81)

Reception Room One / Office

17'8" x 17'4" (5.39 x 5.29)

Reception Room Two / Dining Room

26'4" x 12'11" (8.05 x 3.96)

Reception Room Three

14'11" x 19'11" (4.57 x 6.08)

Reception Room Four / Drawing Room

21'9" x 16'9" (6.64 x 5.12)

WC

9'11" x 2'9" (3.04 x 0.86)

Bedroom One

17'9" x 15'1" (5.43 x 4.61)

Bedroom Two

13'1" x 12'6" (3.99 x 3.82)

Bedroom Three

10'9" x 10'8" (3.30 x 3.27)

Bedroom Four

8'7" x 15'1" (2.62 x 4.62)

Bedroom Five

13'5" x 8'7" (4.10 x 2.63)

Bedroom Six

12'8" x 16'11" (3.88 x 5.16)

Bathroom One

5'8" x 10'0" (1.73 x 3.05)

WC

2'7" x 4'3" (0.79 x 1.30)

Bathroom Two

11'9" x 8'2" (3.60 x 2.49)

ANNEX HOUSE

Annex Kitchen

8'9" x 9'2" (2.69 x 2.81)

Annex Lounge

14'10" x 8'10" (4.53 x 2.70)

Annex Bedroom

10'6" x 13'2" (3.22 x 4.02)

Annex Shower Room

4'11" x 10'6" (1.50 x 3.22)





- Impressive 18th Century House
- Large Private Driveway & Garage
- Charming Qualities Throughout
- Self Contained Apartment with Private Entrance
- Six Sizable Bedrooms
- Historic Killiecrankie Location
- Four Reception Rooms
- Highly Sought After, Peaceful Location
- Landscape Garden Grounds

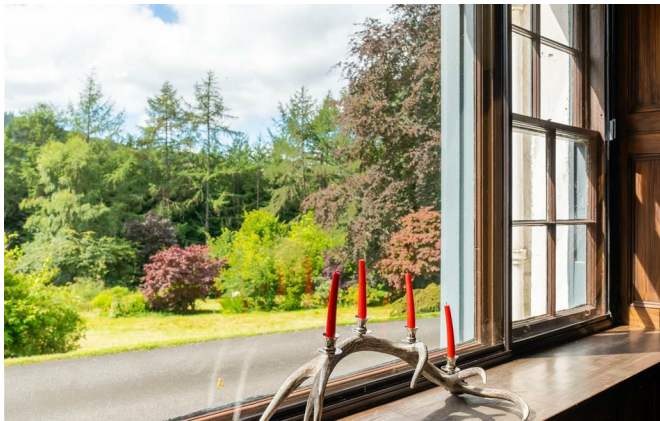
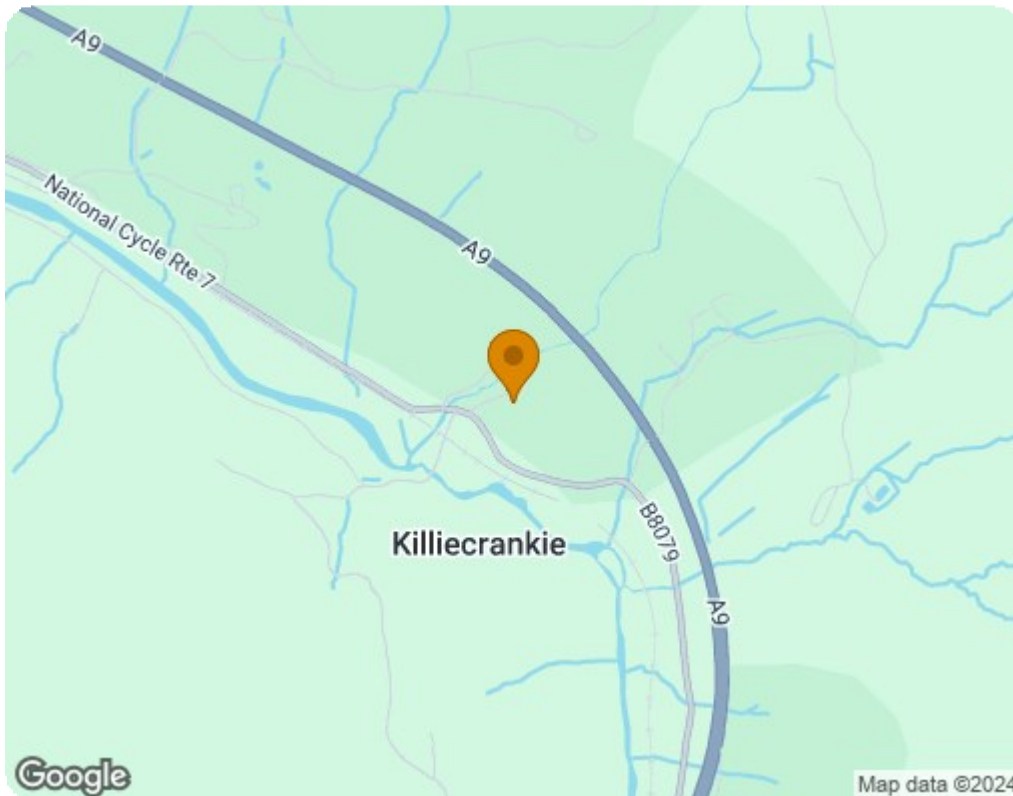




Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1114249)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		65
(55-68) D		
(39-54) E	34	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		58
(39-54) E	32	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland		EU Directive 2002/91/EC