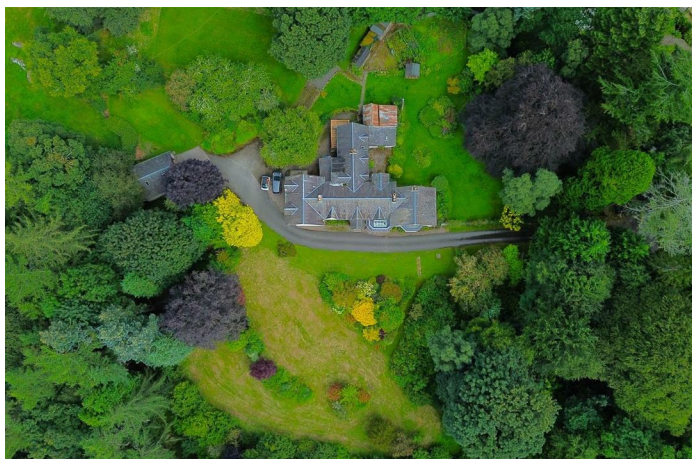


Simple Approach



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, indepenant 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.

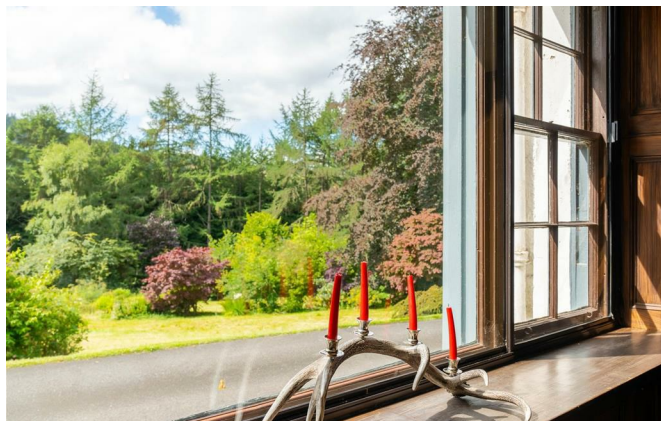
<b>Kitchen</b> 13'2" x 26'2" (4.02 x 8.00)	<b>Bedroom Five</b> 13'5" x 8'7" (4.10 x 2.63)
<b>Butlers Pantry / Utility</b> 10'4" x 5'11" (3.16 x 1.81)	<b>Bedroom Six</b> 12'8" x 16'11" (3.88 x 5.16)
<b>Reception Room One / Office</b> 17'8" x 17'4" (5.39 x 5.29)	<b>Bathroom One</b> 5'8" x 10'0" (1.73 x 3.05)
<b>Reception Room Two / Dining Room</b> 26'4" x 12'11" (8.05 x 3.96)	<b>WC</b> 2'7" x 4'3" (0.79 x 1.30)
<b>Reception Room Three</b> 14'11" x 19'11" (4.57 x 6.08)	<b>Bathroom Two</b> 11'9" x 8'2" (3.60 x 2.49)
<b>Reception Room Four / Drawing Room</b> 21'9" x 16'9" (6.64 x 5.12)	<b>ANNEX HOUSE</b>
<b>WC</b> 9'11" x 2'9" (3.04 x 0.86)	<b>Annex Kitchen</b> 8'9" x 9'2" (2.69 x 2.81)
<b>Bedroom One</b> 17'9" x 15'1" (5.43 x 4.61)	<b>Annex Lounge</b> 14'10" x 8'10" (4.53 x 2.70)
<b>Bedroom Two</b> 13'1" x 12'6" (3.99 x 3.82)	<b>Annex Bedroom</b> 10'6" x 13'2" (3.22 x 4.02)
<b>Bedroom Three</b> 10'9" x 10'8" (3.30 x 3.27)	<b>Annex Shower Room</b> 4'11" x 10'6" (1.50 x 3.22)
<b>Bedroom Four</b> 8'7" x 15'1" (2.62 x 4.62)	







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





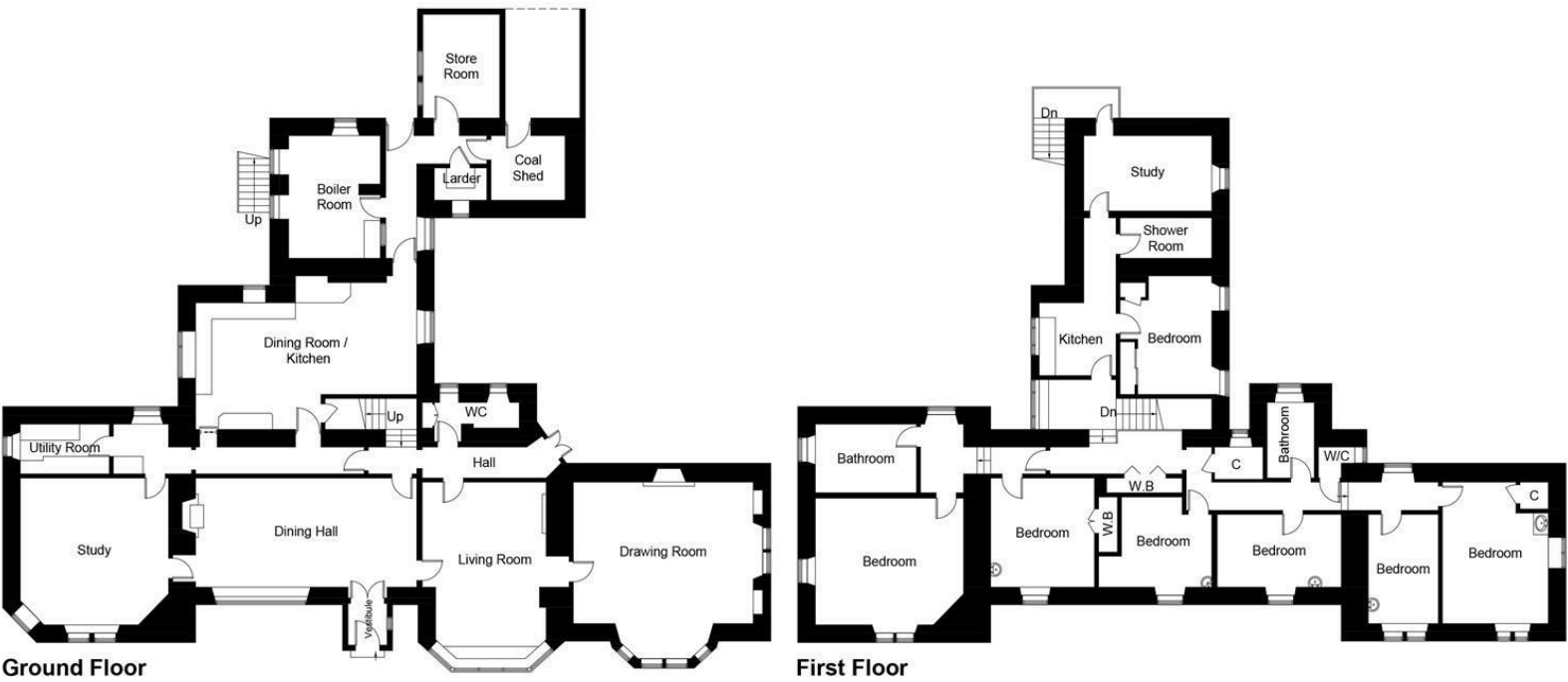
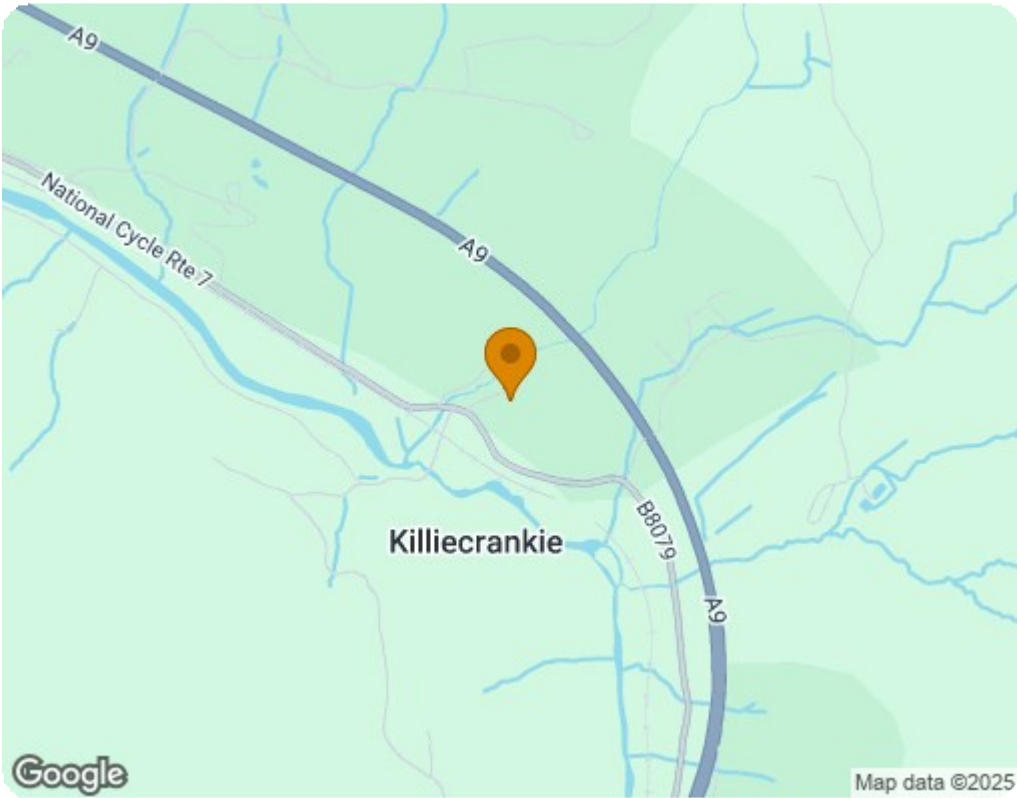


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1114249)



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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		58
(55-68) D		
(39-54) E	32	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
Scotland EU Directive 2002/91/EC		