



WEST ACHLOA
KELTNEYBURN, ABERFELDY, PH15 2LS





IrvingGeddes
W.S. • Solicitors • Estate Agents

WEST ACHLOA, KELTNEYBURN, ABERFELDY, PH15 2LS

A rare opportunity to purchase a charming cottage with attached 'great hall' offering huge development potential. Along with adjoining East Achloa*, the property was built in 1780 to house agricultural workers following the highland clearances, the whole building originally comprising 10 terraced 'one-up-one-down' cottages. Boasting a stunning elevated outlook amongst the breath-taking scenery of the Tay Valley. The layout comprises on the ground floor, KITCHEN open to DINING AREA & LOUNGE with stairs to upper floor, a further LOUNGE with stairs to the MASTER BEDROOM with EN-SUITE. The upper floor has 2 DOUBLE BEDROOMS, a SINGLE BEDROOM, and SHOWER ROOM.

West Achloa sits within c.5 acres, benefiting from a beautiful planted garden, an area of woodland & large pasture land beyond. There is an external sheltered courtyard, a detached stone-built double garage/workshop, and a substantial 'hall' measuring some 20m in length, ideal for conversion subject to obtaining the necessary permissions.

For buyers looking for an accessible rural lifestyle, this is a wonderful opportunity to develop a characterful home located in one of Perthshire's most idyllic areas.

Viewing Strictly by appointment on 01887 822722.

Energy Performance 'G' **Services** Mains electricity, private water & drainage.

***N.B.** The attached East Achloa has separate ownership and is also currently on the market through Irving Geddes.

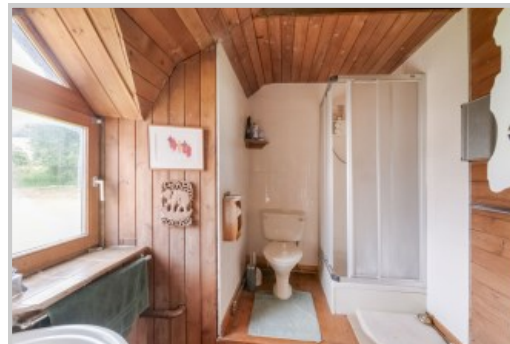
Directions Heading west from Aberfeldy on the B846 passing Weem, and after c.4 miles take a left turn over a small bridge and an immediate right onto the Duneaves Road. Travelling for c.1 mile, the access drive to the property is located on the left, visible from the road.

Location Keltneyburn sits near the entrance to stunning Glen Lyon, a haven for outdoor enthusiasts, with a myriad of walks available from the door step, from walking the dog to scaling the iconic Schiehallion. The historic village of Fortingall, is some 3.5 miles away and has a newly refurbished hotel/pub. Kenmore is a short distance further on & has an array of facilities on the shores of Loch Tay. Aberfeldy is 6 miles away, with a modern community campus offering infant to secondary schooling, library, swimming pool & sports facilities. There are numerous independent shops, restaurants, hotels & a cinema. For those interested in outdoor pursuits are well catered for with a large public park, cricket ground, tennis and bowls club, golf course & woodland walks. There is a railway station at Pitlochry (20 miles) providing daily services to Edinburgh and Glasgow as well as services to London including a sleeper train. Pitlochry also provides a range of facilities including the renowned Festival Theatre. The city of Perth is 30 miles away and offers all the amenities and professional services expected.



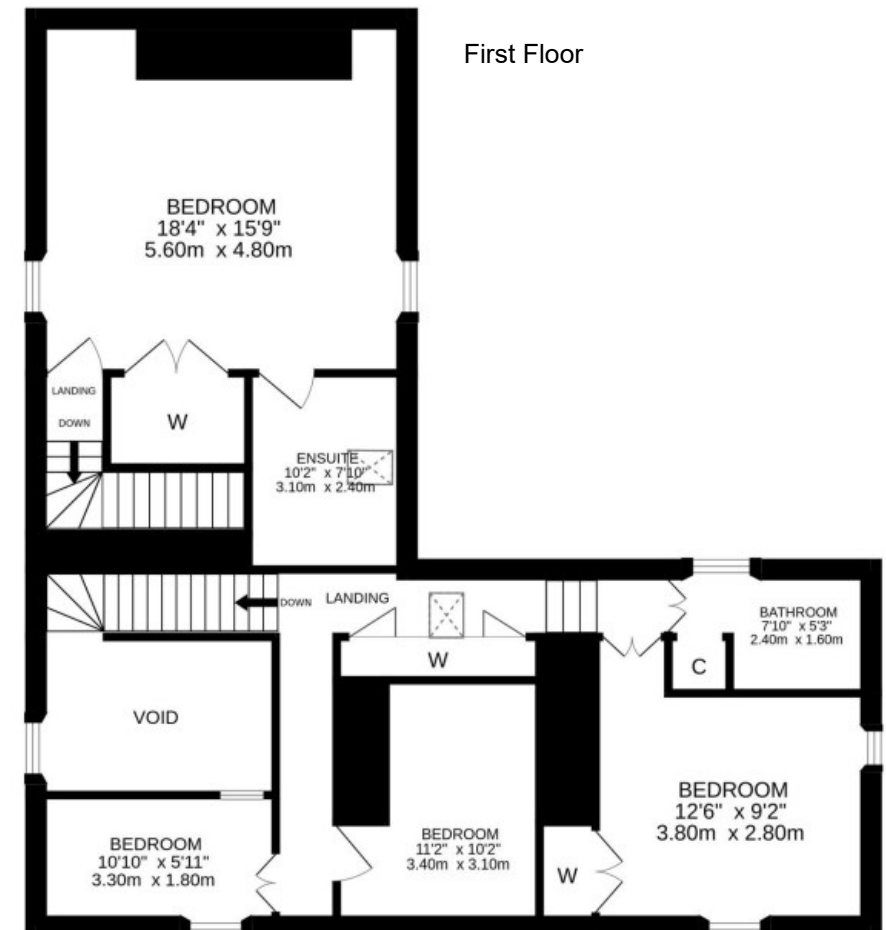
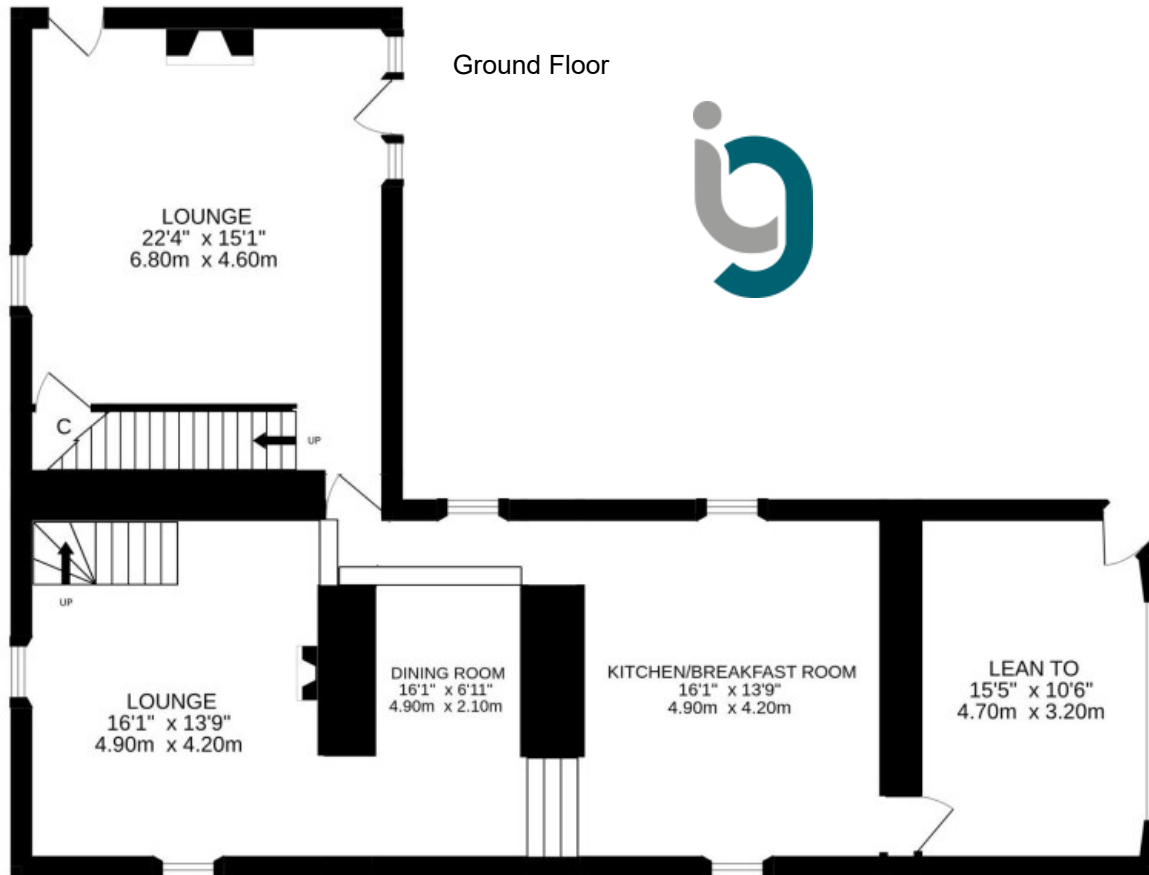
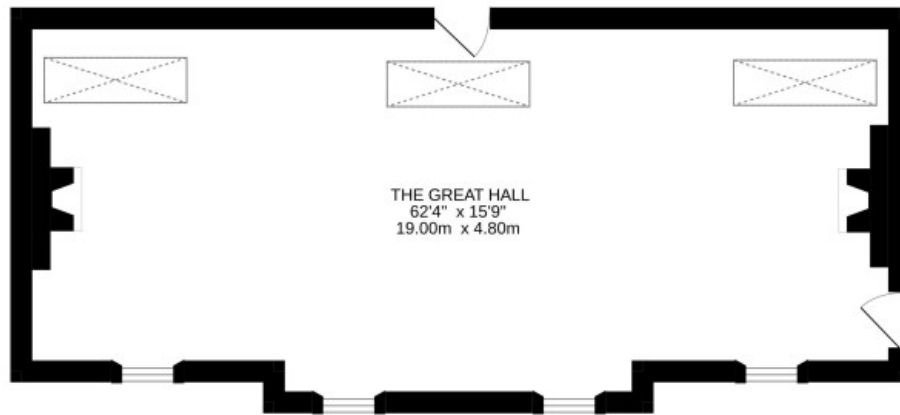












These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate only.

