



Old School, Killiecrankie, Pitlochry, PH16 5LG

Offers Over £195,000


NEXTHOME
ESTATE & LETTING AGENTS

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Old School, Killiecrankie, Pitlochry, PH16 5LG

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First Time Buyer
with No Deposit



Next Home's
Buying Guide



Next Home
Open Days

About the Area

Killiecrankie is a picturesque Highland Perthshire village surrounded by some of Scotland's most impressive scenery. The area is renowned for the spectacular Pass of Killiecrankie, with its wooded gorge, River Garry and famous walking routes, while nearby attractions include Soldier's Leap, Ben Vrackie, Blair Castle and an excellent choice of hill and woodland walks.

Despite its peaceful rural setting, Killiecrankie is extremely well connected. The A9 is easily accessible, providing convenient links north and south, while Pitlochry is approximately 4 miles away with a wide range of shops, restaurants, cafés and leisure facilities. Blair Atholl is also just a few miles north, home to local amenities, a railway station and historic Blair Castle.





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Property Summary

A truly unique one-bedroom semi-detached bungalow, forming part of a beautifully converted former school in the picturesque Highland Perthshire village of Killiecrankie. The property is full of character, with impressive proportions, high ceilings and large traditional windows, while offering comfortable and practical accommodation on one level.

The standout room is the spacious lounge, where the building's former life can really be appreciated. High ceilings, striking full-height windows and original-style wall panelling create a fantastic sense of space, while a wood-burning stove set within the fireplace provides a warm focal point.

The kitchen/dining room is equally bright and well proportioned, offering an excellent range of fitted units, generous worktop space and plenty of room for a dining table. Large windows provide excellent natural light and pleasant views towards the surrounding greenery.

The double bedroom is particularly generous, again benefiting from high ceilings and large windows which reinforce the character of the original school building. There is ample space for freestanding furniture, making this a comfortable and versatile room.

Completing the accommodation is the 4-piece bathroom suite along with a welcoming entrance hallway, with attractive timber flooring and traditional detailing continuing throughout much of the home.

Externally, the property enjoys its own private garden, providing an attractive outdoor space bordered by a large amount of established planting and mature surroundings. The setting is a major feature, with Killiecrankie renowned for its woodland scenery, countryside walks and dramatic Highland Perthshire landscape.



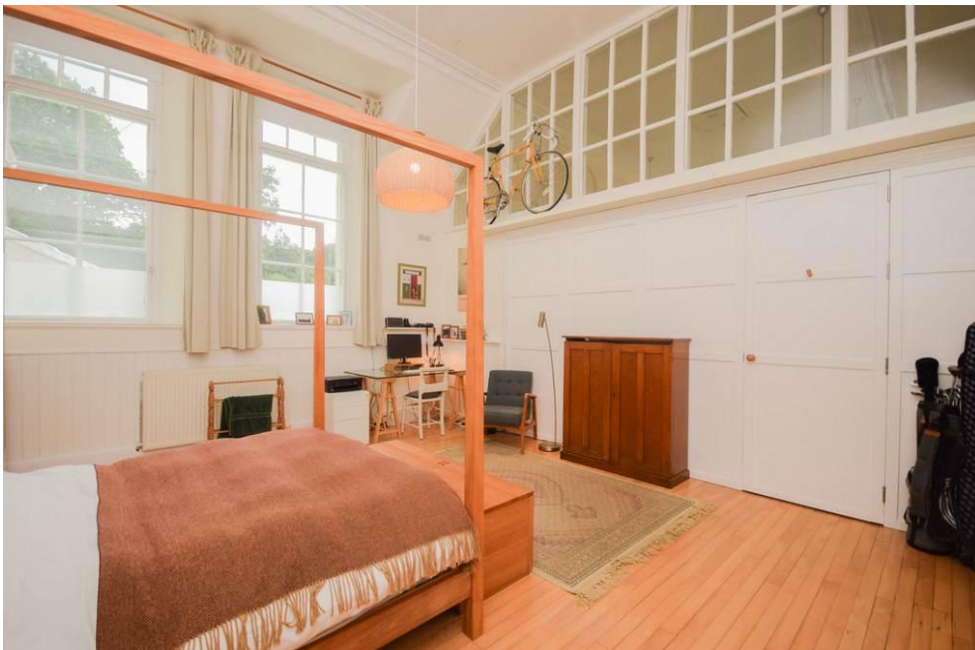
Key property features

- ✓ Unique one-bedroom semi-detached bungalow
- ✓ Converted former school
- ✓ Impressive lounge with high ceilings
- ✓ Wood-burning stove
- ✓ Large traditional windows
- ✓ Spacious kitchen/dining room
- ✓ Generous double bedroom
- ✓ Private garden with large woodland area
- ✓ Picturesque Killiecrankie setting
- ✓ Outline planning for 2 bedrooms















Have a property to sell?

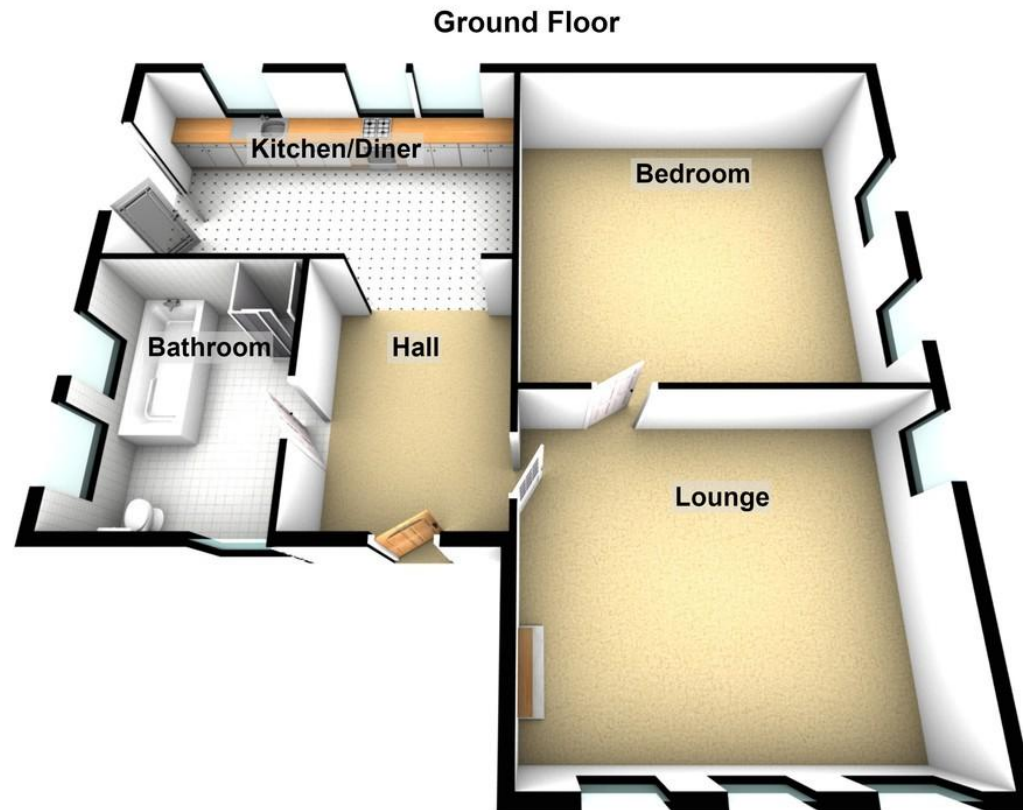
An expert from our local branch will provide you with
the most accurate valuation.



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Floorplans



Property Room Sizes

HALLWAY

11' 3" x 9' 0" (3.45m x 2.75m)

LOUNGE

18' 6" x 17' 8" (5.65m x 5.40m)

KITCHEN/DINER

17' 8" x 11' 1" (5.40m x 3.40m)

BEDROOM

18' 6" x 16' 6" (5.65m x 5.05m)

BATHROOM

11' 3" x 7' 10" (3.45m x 2.40m)

PLEASE NOTE: These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract intending, purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property. All room sizes are approximate and for general guidance only. They cannot be relied upon for fitting carpets, furniture etc.



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1a James Square, Crieff.....01764 65 00 44

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