



The Schoolhouse, Killiecrankie, Pitlochry, PH16 5LG

Offers Over £300,000

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NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

The Schoolhouse, Killiecrankie, Pitlochry, PH16 5LG

Many thanks for your interest with The Schoolhouse, Killiecrankie, Pitlochry, PH16 5LG.

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We have the largest sales team in Perthshire, operating from our 5 offices throughout Perthshire and delivering more sales than any other estate agent.

Not only are we Perthshire's Number 1 choice but we are also local. One of the reasons we know the local markets so well is because we live here. So let us guide you through the selling and buying process.

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If you have a property to sell, contact us to arrange a valuation. We are renowned in getting our customers moving quicker and at a higher price than our competitors. Put us to the test and get your free valuation today, call 01738 444342.

If you would like to be kept informed of other great properties like this one please register on our hot buyers list, where we will email you of new property listings and property open days.

About the Area

Killiecrankie is a picturesque Highland Perthshire village surrounded by spectacular woodland, mountains and countryside. Famous for the dramatic Pass of Killiecrankie, the area is a haven for walkers and outdoor enthusiasts, with scenic trails along the River Garry, nearby Soldier's Leap and access to numerous hill and mountain routes.

The popular town of Pitlochry is only a short drive away, offering a great selection of independent shops, cafés, restaurants and pubs, together with the renowned Pitlochry Festival Theatre and Blair Athol Distillery. Blair Castle and the village of Blair Atholl are also nearby.

For those who enjoy the outdoors, the wider area offers walking, cycling, fishing and golf, with Ben Vrackie providing one of the best-known local hill walks.

Despite its peaceful rural setting, Killiecrankie benefits from excellent access to the A9, providing convenient connections to Perth and Inverness.



Property Summary

Set within the beautiful Highland Perthshire countryside, The Schoolhouse is a characterful three-bedroom semi-detached property offering generous accommodation, attractive gardens and a wonderful setting surrounded by woodland and hills.

The ground floor offers a spacious lounge with ample room for both living and dining furniture, along with a fitted kitchen/diner and useful rear porch. A particularly versatile feature is the ground-floor double bedroom, complemented by a separate wet room, making the layout well suited to family living, guests or those looking for accommodation on one level.

Upstairs are two further generous double bedrooms, including one with extensive fitted wardrobes, together with the family bathroom.

The property retains plenty of traditional character, including timber finishes, cottage-style doors and attractive period features, while offering practical and flexible living space throughout.

Externally, The Schoolhouse enjoys well-established private gardens, with areas of lawn, mature planting and patio space providing an attractive setting for relaxing outdoors. A driveway provides convenient off-street parking.

Surrounded by some of Perthshire's most impressive scenery and close to the famous Killiecrankie Pass, this is a charming countryside home that combines space, character and an exceptional location. EPC E. Council Tax E.



Key property features

- ✓ Rare to the market
- ✓ Ideal family home
- ✓ Large garden
- ✓ Off-street parking
- ✓ Character property
- ✓ Lovely views
- ✓ Close to Pitlochry
- ✓ Quiet location
- ✓ Great potential
- ✓ 2 Bathrooms











Have a property to sell?

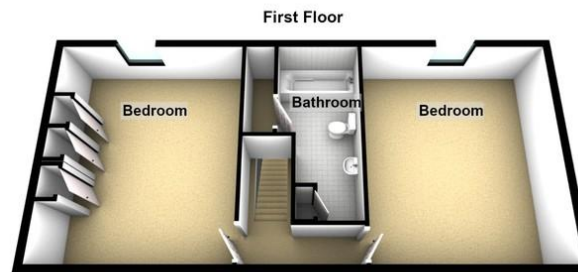
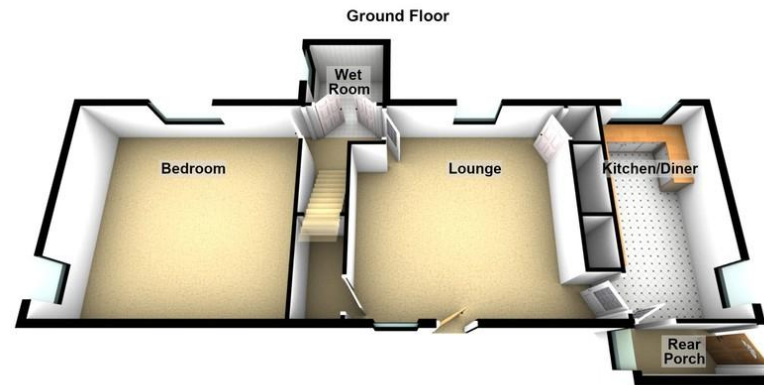
An expert from our local branch will provide you with
the most accurate valuation.



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Floorplans





Property Room Sizes

LOUNGE

16' 0" x 16' 0" (4.9m x 4.9m)

KITCHEN/DINER

16' 8" x 8' 10" (5.1m x 2.7m)

REAR HALL

9' 2" x 4' 3" (2.8m x 1.3m)

BEDROOM(GROUND FLOOR)

14' 9" x 12' 5" (4.5m x 3.8m)

BEDROOM

14' 9" x 10' 5" (4.5m x 3.2m)

BEDROOM

15' 1" x 12' 5" (4.6m x 3.8m)

BATHROOM(1ST FLOOR)

11' 9" x 5' 2" (3.6m x 1.6m)

WET ROOM(GROUND FLOOR)

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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41 - 43 Allan Street, Blairgowrie..... 01250 39 80 02

47a Atholl Road, Pitlochry..... 01796 54 80 14

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

211 High Street, Auchterarder.....01764 66 36 66

Email sales@nexthomeonline.co.uk

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