



**Alpine Cottage, MAIN STREET, KILLIN, FK21 8UT**

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Irving Geddes are delighted to offer for sale this charming stone built period cottage enjoying a central yet private location in the ever popular historic Perthshire village of Killin, situated at the western head of Loch Tay.

The three bedroom detached property is set over two floors, with the ground floor comprising; entrance HALL, LOUNGE with dual aspect, exposed stone wall and log-burning stove, BREAKFASTING KITCHEN, and CONSERVATORY with W.C. There are THREE BEDROOMS and a BATHROOM on the upper floor.

The property boasts fully enclosed mature gardens to the front, side and rear. There are paved patios and paths, a small pond, private off-street parking and an excellent garage/workshop with car-port.

Alpine Cottage is a beautiful home packed full of character, in a prime location within one of highland Perthshire's most sought after towns. Offered in move-in condition and also providing an opportunity to further develop.

**Energy Performance** Rated 'E'.      **Council Tax** Band 'D'

**Services** Mains electric, water and drainage.

**Viewing** Strictly by appointment through Irving Geddes - 01764 653771.



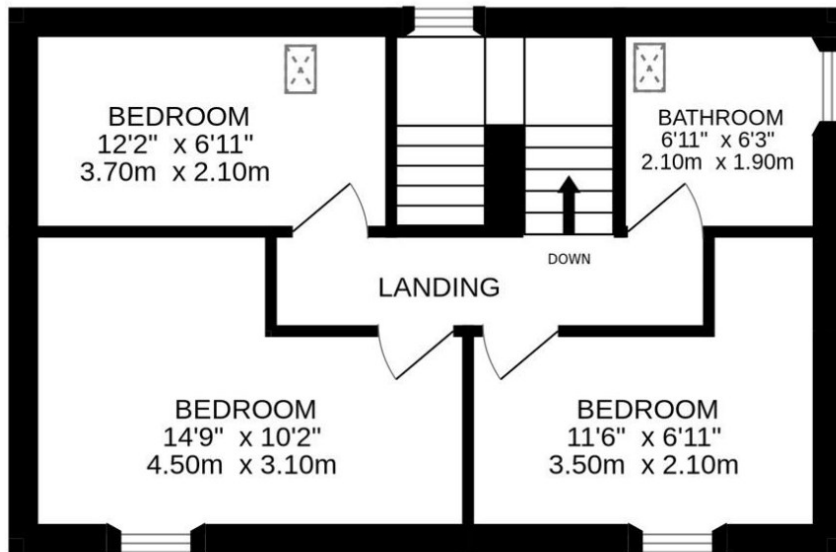
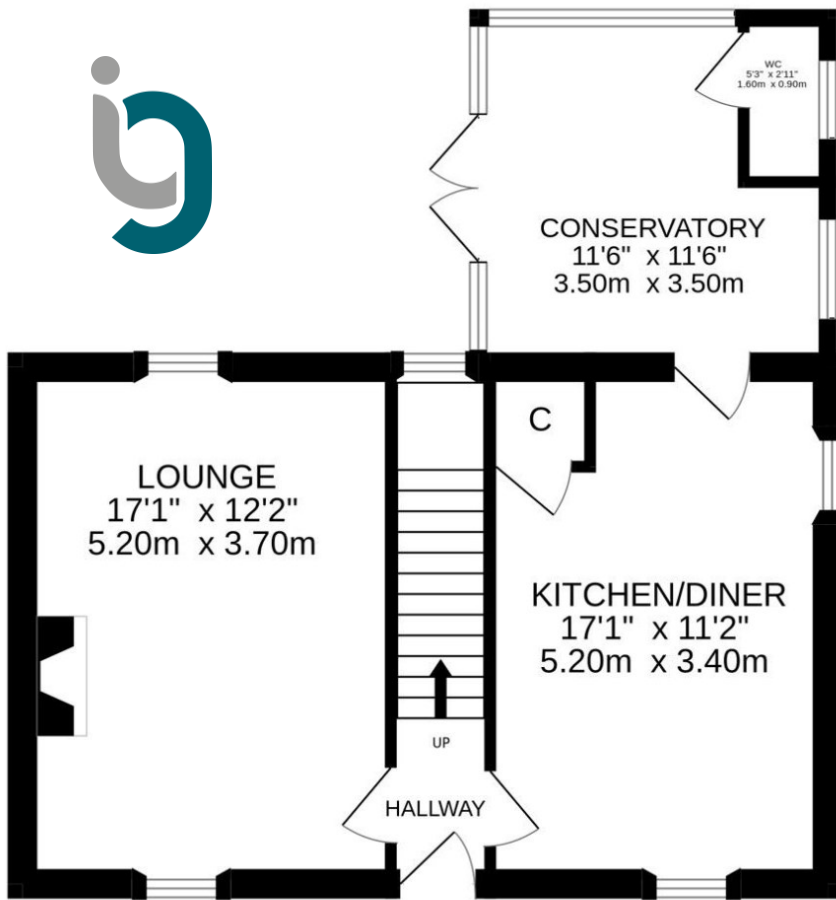






These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. They are provided as a general guide & may be subject to change. All measurements are approximate only.







**Crieff**

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