

EAST ACHLOA
KELTNEYBURN, ABERFELDY, PH15 2LS







EAST ACHLOA, KELTNEYBURN, ABERFELDY, PH15 2LS

A rare opportunity to purchase a charming rural cottage boasting a stunning elevated outlook amongst the breath-taking scenery of the Tay Valley. The cottage now requires full refurbishment, but offers buyers huge potential to create a wonderful home. The layout comprises; HALL, DINING KITCHEN, LOUNGE, BATHROOM & TWO BEDROOMS (subdivided to create four bedroom areas). The property also benefits from two substantial workshops/stores, adjoining the property, along with a large private garden area immediately to the front of the cottage.

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

Viewing Strictly by appointment on 01887 822722.

Energy Performance Rated 'G'

Services Mains electricity, private water & drainage.

N.B. The attached West Achloa with adjoining acreage, has separate ownership, and is also currently on the market through Irving Geddes.

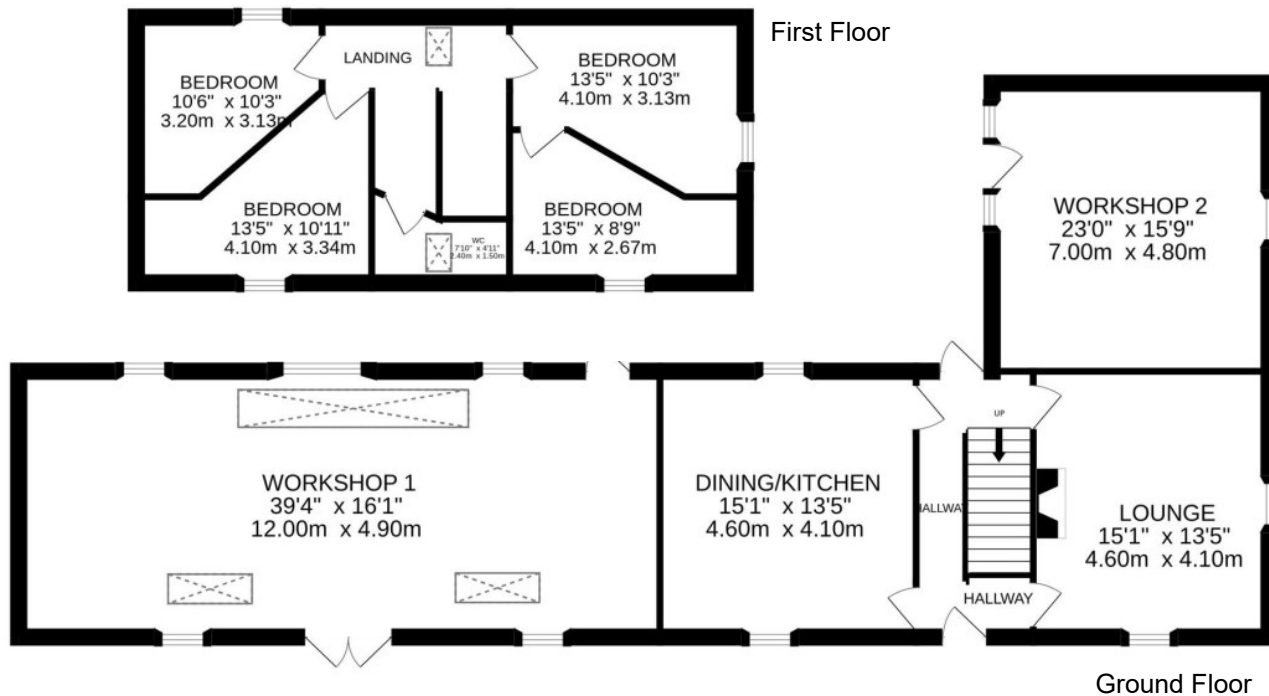
Directions Heading west from Aberfeldy on the B846 passing Weem, and after c.4miles take a left turn over a small bridge and an immediate right onto the Duneaves Road. Travelling for c.1mile, the access drive to the property is located on the left, with East Achloa & the larger West Achloa visible from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

Location Keltneyburn sits near the entrance to stunning Glen Lyon, a haven for outdoor enthusiasts, with a myriad of walks are 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 6mils 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 (20miles) 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.









IrvingGeddes
W.S. • Solicitors • Estate Agents

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.

