



9 Cuil-an-Daraich Logierait | PH9 0LH

- RECEPTION ROOMS 1
- BEDROOMS 2
- BATHROOMS 1
- PRIVATE GARDEN
- PRIVATE PARKING
- COUNTRYSIDE VIEWS



OFFERS OVER
£190,000

9 CUIL-AN-DARAICH

A delightful cottage-style split-level property, beautifully positioned to enjoy far-reaching views over the surrounding countryside.

The property is entered at the upper level, where there are two well-proportioned double bedrooms and a bathroom.

Stairs lead down to the main living accommodation, comprising a fitted kitchen and a bright and welcoming living/dining room, featuring a log-burning stove and patio doors opening onto the garden.

The attractive garden is thoughtfully divided into areas of lawn, patio and gravel, complemented by mature shrubs and planting, creating a private and inviting outdoor space.

A gate at the bottom of the garden provides access to a shared footpath. To the rear of the property there is allocated parking, together with additional communal parking.



LOCATION

Logierait is a picturesque village in Highland Perthshire, set close to the confluence of the Rivers Tay and Tummel and surrounded by beautiful countryside. Situated just off the A9, the village is approximately five miles south of Pitlochry, offering a peaceful rural setting while remaining conveniently placed for access to the wider area. The neighbouring village of Ballinluig is approximately one mile away and provides a small selection of local amenities, including a café, outdoor activity centre and local shop facilities. Pitlochry offers a wider range of shops, restaurants, schools, leisure facilities and transport links, while Aberfeldy, Dunkeld and Perth are all within easy driving distance. The surrounding area is particularly attractive for those who enjoy walking, cycling, fishing and outdoor pursuits, with the River Tay, River Tummel and Perthshire hills providing an outstanding natural setting.





DIRECTIONS

From our Pitlochry office, head south on the A9 and take the exit signposted for Ballinluig. Follow the road round to the right, crossing over the A9, then take the third exit at the roundabout signposted for Aberfeldy. Continue along this road towards Logierait and after the Church on the left, turn right into the driveway for Cuil-an-Daraich. Follow the driveway round to the left and continue to the rear of the building, where Number 9 is located at the far end.

FIXTURES & FITTINGS

All fixtures and fittings are included in the sale unless otherwise stated.

Kitchen appliances and some furniture available through separate negotiation.

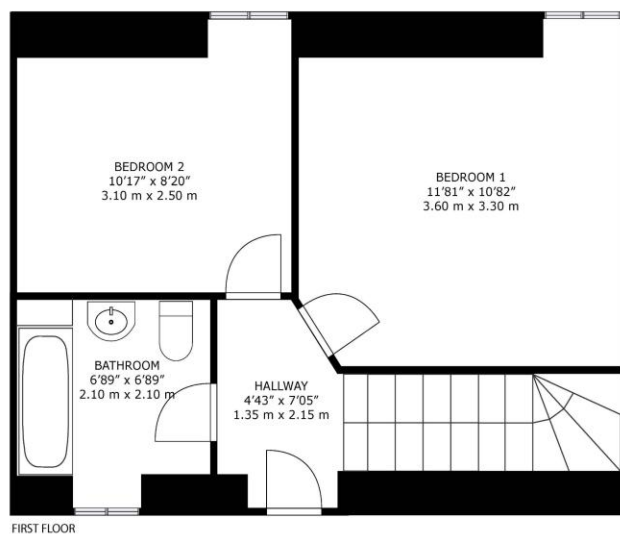
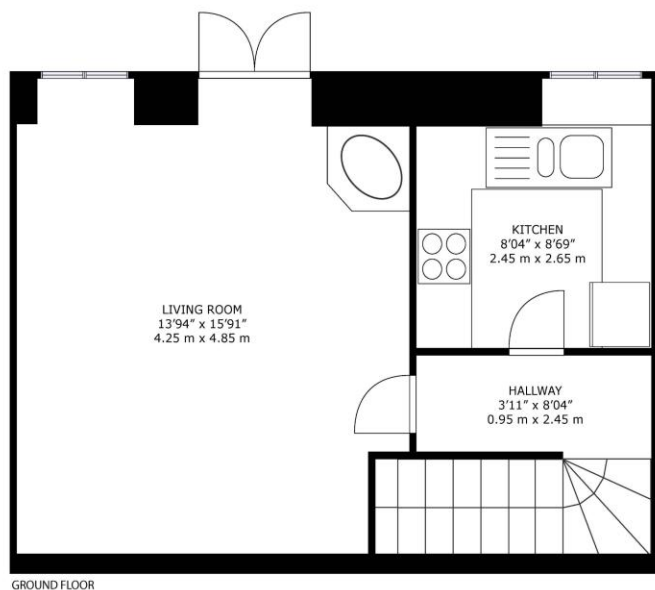
VIEWINGS

By appointment with J & H Mitchell Solicitors & Estate Agents.

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EPC RATING D

COUNCIL TAX BAND C



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GROSS INTERNAL AREA
GROUND FLOOR: 314 sq. ft, 29.2 m², FIRST FLOOR: 302 sq. ft, 28.1 m²
TOTAL: 616 sq. ft, 57.3 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Whilst every attempt has been made to ensure the accuracy of the details in these sales particulars, any measurements of doors, windows, rooms, other items and distances are purely for illustrative purposes and should be taken as a guide. Nothing in these particulars is a statement as to the structural condition of the property, poor or otherwise, nor that any services, appliances, facilities or equipment are in good working order. Prospective purchasers should satisfy themselves on such matters prior to purchase.