



Baithna | Bridge of Tilt Blair Atholl | PH18 5SX

- RECEPTION ROOMS 1
- BEDROOMS 2
- BATHROOMS 1
- PRIVATE GATED GARDEN
- PRIVATE PARKING
- VILLAGE LOCATION



OFFERS OVER
£200,000

BAITHNA

This delightful two-bedroom detached cottage is ideal for downsizers, a holiday retreat, or anyone seeking a peaceful village lifestyle. Inside, the welcoming living room provides a cosy space to relax, while the well-proportioned kitchen offers ample room for everyday living.

A modern shower room complements the property's period character, and a floored loft provides valuable additional storage.

To the rear, a bright sun porch overlooks the secluded garden, a real suntrap and the perfect place to enjoy a morning coffee or unwind in the evening.

The garden features a lawn, gravel parking area, and a useful garden shed, creating an attractive and low-maintenance outdoor space.

The cottage benefits from electric heating and is conveniently located on the same street as the village SPAR shop, making day-to-day amenities easily accessible on foot.

Offering a rare combination of history, charm and practicality, Baithna offers a wonderful opportunity to own a unique piece of Highland heritage in the sought-after village of Bridge of Tilt.

Baithna takes its name from the Urdu meaning "welcome, be seated at my table" and is pronounced "Bite -na".

LOCATION

Bridge of Tilt and Blair Atholl are within easy reach of the A9 which is ideal for commuting and Blair Atholl also has a railway station which is on the mail London to Inverness rail route. The village has two grocery stores, a primary school, a hotel, a 9-hole golf course, a working watermill, several eateries and the famous Blair Castle, which has been home to nineteen generations of Stewarts and Murrays of Atholl.





DIRECTIONS

From our office in Pitlochry, head north on the A9 for about 6 miles. Take the exit for Blair Atholl/Bridge of Tilt (B8079). Follow the B8079 into Bridge of Tilt. Turn left at the SPAR (Tilt Stores) and you will find the property on your right.

FIXTURES & FITTINGS

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

All kitchen appliances included in the sale.

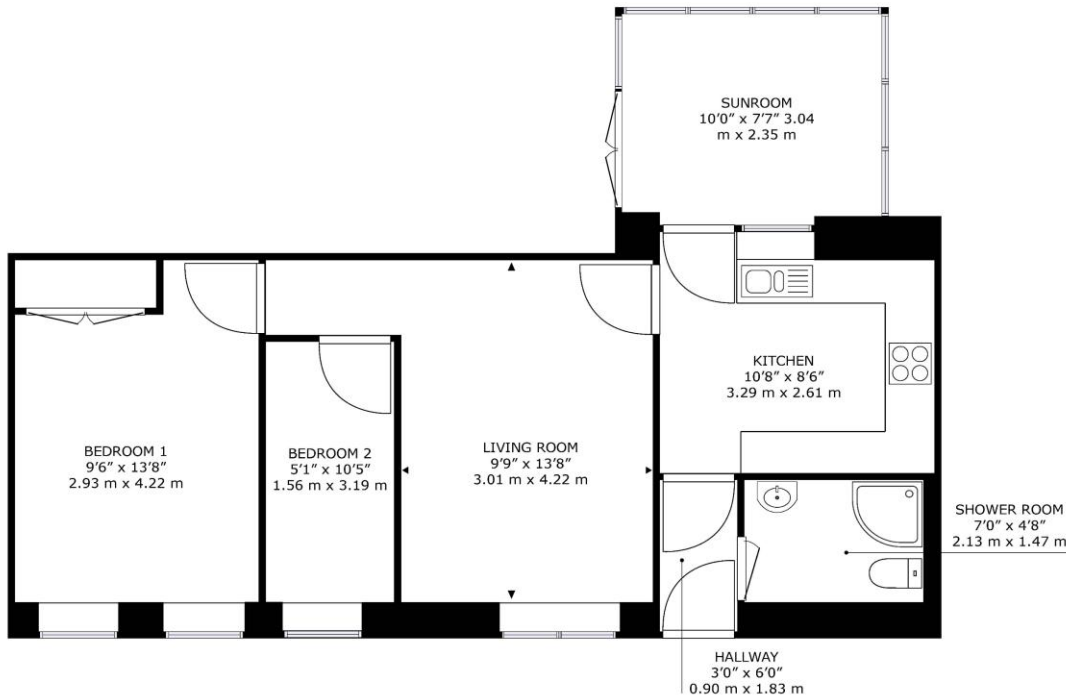
VIEWINGS

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

01796 472606 | property@jandhmitchell.com | www.jandhmitchellproperty.co.uk

EPC RATING E

COUNCIL TAX BAND C



Baithna, Bridge of Tilt PH18 5SX

GROSS INTERNAL AREA
TOTAL: 633 sq.ft, 58.8 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.