



Park Cottage Aberfeldy | PH15 2EQ

- RECEPTION ROOMS 2
- BEDROOMS 2
- BATHROOM 1
- LARGE GARDEN
- SEMI-RURAL SETTING
- RENOVATION PROJECT



OFFERS OVER
£220,000

PARK COTTAGE

A detached three-bedroom cottage set in a semi-rural location, enjoying extensive views across the surrounding countryside.

The cottage would benefit from modernisation throughout and offers a living room, kitchen, dining room/ 3rd bedroom, bathroom and two double bedrooms. Heat is provided by an oil-fired central heating system and there are fireplaces in four of the rooms.

Occupying a good-sized plot, the property further benefits from a garden laid to lawn, interspersed with mature trees and shrubs, providing a pleasant outdoor space with scope for landscaping and improvement. A driveway provides parking, alongside a timber garage which may require replacement.

The property offers an opportunity to create a beautiful family home enjoying a quiet setting, wonderful views and a generous plot.

LOCATION

Park cottage is approximately 3 miles from Aberfeldy and two miles from Grandtully.

Grandtully is a small, attractive rural settlement in Highland Perthshire, near the River Tay and approximately 5 miles from Aberfeldy. It is surrounded by Perthshire countryside, with a mix of traditional stone properties, rural homes and farmland.

Aberfeldy is the geographical heart of Scotland situated on Scotland's longest river, the River Tay and is home to the Birks Cinema and Dewar's Distillery. You will also find a good selection of local shops, a golf course, community campus housing the library, swimming pool and sporting facilities as well as primary and secondary schools. The area is renowned for outdoor activities including white water rafting, abseiling, gorge walking, canyoning, and mountain biking.





DIRECTIONS

From our office in The Square in Aberfeldy, take the A827 east, towards Pitlochry and Ballinluig for approximately 3 miles. Turn right at the sign for St Mary's Church and follow the road up until you reach the property on your right.

FIXTURES & FITTINGS

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

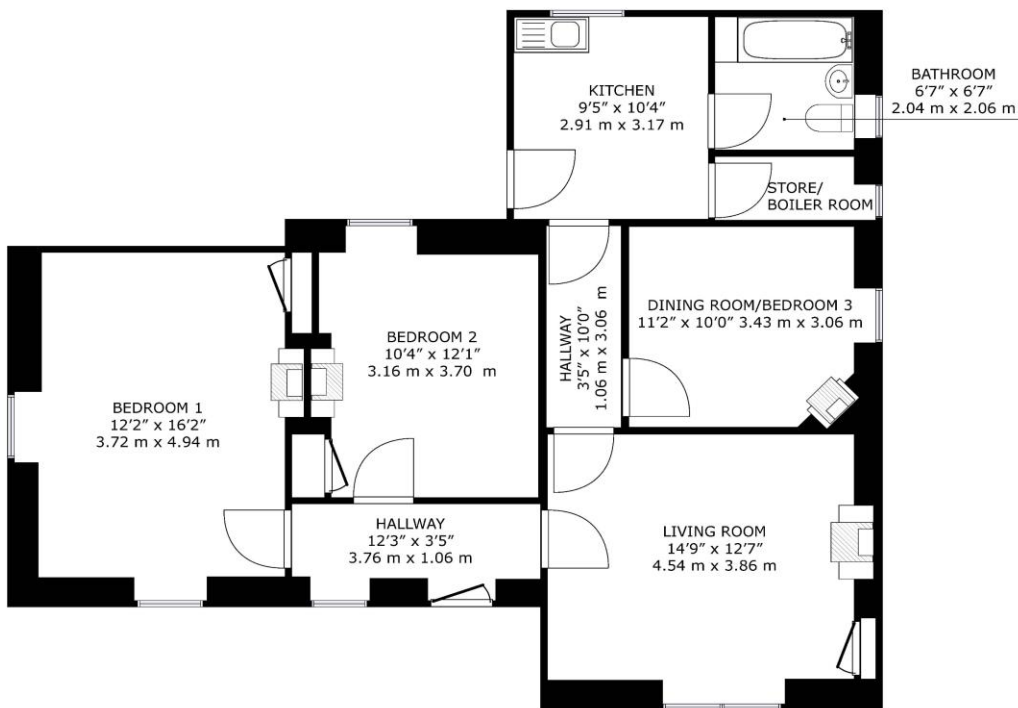
VIEWINGS

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

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EPC RATING F

COUNCIL TAX BAND B



Park Cottage, Grandtully PH15 2EQ

GROSS INTERNAL AREA
TOTAL: 1018 sq.ft, 94.6 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.