



# Easter Killichonan

## Killichonan | Rannoch | PH17 2QW

- RECEPTION ROOMS 1
- BEDROOMS 4
- BATHROOMS 2
- GARAGE
- DRIVEWAY
- RURAL LOCATION



OFFERS OVER  
£270,000

## EASTER KILLICHONAN

This charming property tucked away among mature trees with extensive views over Loch Rannoch, offers a perfect blend of character, comfort, and practicality.

It comprises four bedrooms, with two spacious rooms upstairs and two conveniently located on the ground floor. At the heart of the home is a cosy L-shaped living, kitchen, and dining area, complete with a wood-burning stove providing an inviting space for both relaxing and entertaining guests.

A bright and airy conservatory provides the ideal spot to enjoy morning coffee or unwind with a book while taking in the garden views. The home also benefits from a full bathroom on the ground floor and a shower room upstairs for everyday convenience.

Outside, a generous driveway allows for ample parking and easy road access. The property also includes a roadside garage with electric door which was the original 'but and ben' stone cottage.

Sustainability and self-sufficiency are well catered for, with solar panels, a private water supply and a gas cannister fuelled hob.

Practical features such as a wood store and basement storage further enhance its appeal, making this home perfectly suited to a comfortable countryside lifestyle.



## LOCATION

The village of Kinloch Rannoch, 9.7km from Killichonan, has a range of amenities including a medical centre, café, general store, hotels, a gallery and a primary school.

Pitlochry is a popular tourist destination in the heart of Highland Perthshire.

Located just off the A9, it is easily accessible by road and rail with good bus services and direct train services to London and Inverness including the Caledonian Sleeper Service.

The town benefits from a good variety of shops, restaurants and cafes, a medical centre, community hospital, veterinary surgery, town hall, leisure centre and an all-through school from 2-16 years, plus many attractions including Pitlochry Festival Theatre, The Dam Visitor Centre and Salmon Ladder and a good network of walking & cycle routes.

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 Pitlochry head north on the A9 towards Inverness for approximately 12 miles. Take the B847 exit for Calvine on the left and take the first right turn on to Kinloch Rannoch. From the square in Kinloch Rannoch, travel approximately 7.8 miles along the north side of the loch where you will find the 'but and ben' cottage and driveway entrance to the property on your right, on a right-hand crest in the road, and opposite a white picket fence. [///sandals.crusaders.gestures](http://sandals.crusaders.gestures)

**FIXTURES & FITTINGS**

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

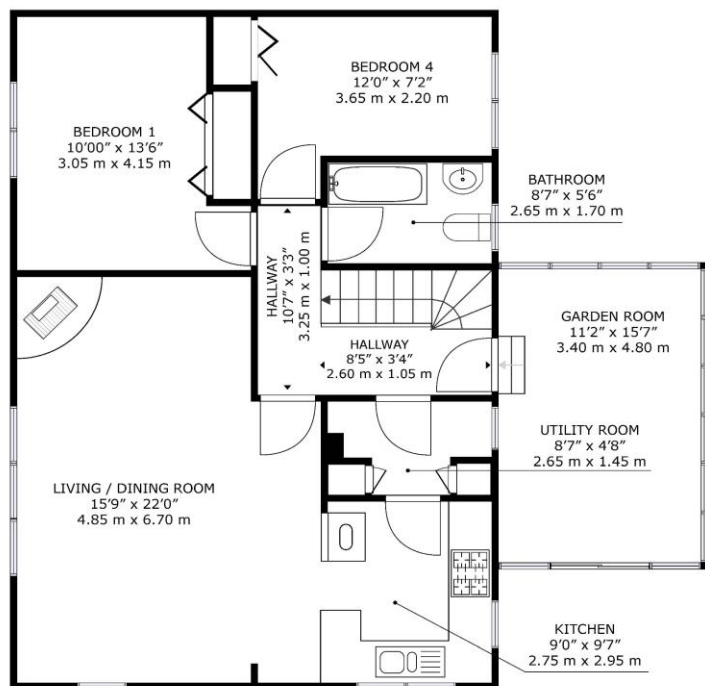
**VIEWINGS**

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

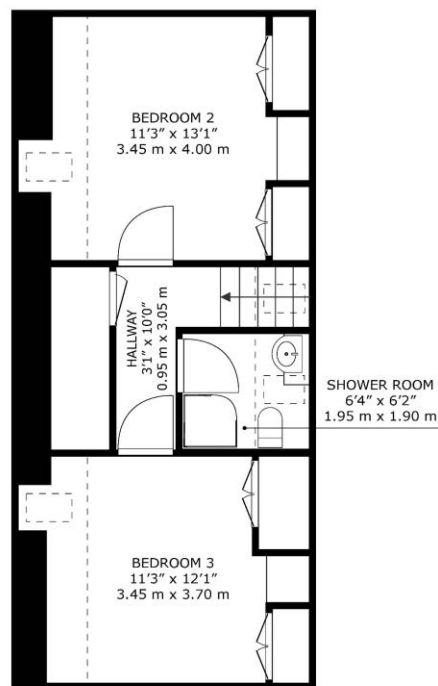
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**EPC RATING D**

**COUNCIL TAX BAND D**



GROUND FLOOR



FIRST FLOOR

**Easter Killichonan, Rannoch PH17 2QW 2D Floor Plan**

GROSS INTERNAL AREA  
 GROUND FLOOR : 979 sq. ft, 90.9 m<sup>2</sup>, FIRST FLOOR : 395 sq. ft, 36.7 m<sup>2</sup>  
 TOTAL: 1374 sq. ft, 127.6 m<sup>2</sup>

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.