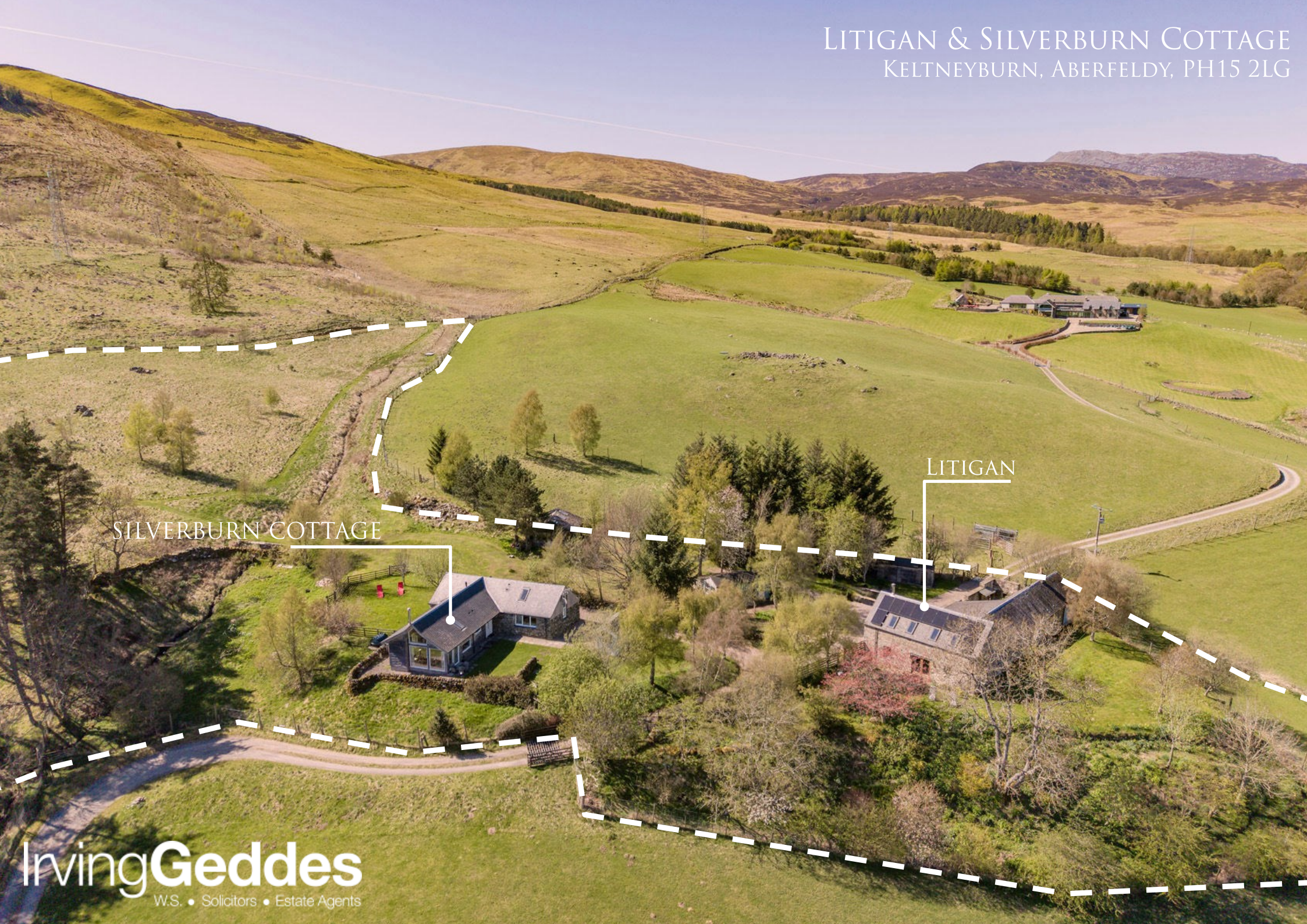


LITIGAN & SILVERBURN COTTAGE  
KELTNEYBURN, ABERFELDY, PH15 2LG



SILVERBURN COTTAGE

LITIGAN





## LITIGAN & SILVERBURN COTTAGE, KELTNEYBURN, ABERFELDY, PH15 2LG

A rare opportunity to purchase a stunning rural period home with separate self-catering cottage, boasting a stunning elevated south-facing outlook amongst the breath-taking scenery of the Tay Valley. Litigan is an extended four bedroom home, with Silverburn Cottage lying a short distance to the west; a bespoke two bedroom cottage operating as a thriving holiday let business. Extending to c.4.5 acres, with a charming burn running through, the grounds have mature trees and planting throughout, large areas of lawn, adjacent field, and an array of outbuildings, including an excellent garden studio, workshop, sheds, & sauna situated at the cottage (although not used as such by the owners).

**Litigan** has a flexible layout primarily on the ground floor, comprising; ENTRANCE HALL with built-in storage, a substantial DINING KITCHEN/LIVING ROOM measuring some 32' in length, with patio doors, a long internal HALL with storage provides access to the FAMILY BATHROOM & 4 BEDROOMS, the master with garden access, floored/lined attic & 'secret' door to SHOWER ROOM & UTILITY RM. A full length versatile SITTING ROOM with log-burning stove is located on the upper floor (stair access from living room),

**Silverburn Cottage** is a most attractive detached property, enjoying it's own parking and private garden, and provides a significant income as a very successful holiday let. The layout is all on one floor and comprises an impressive LIVING ROOM with vaulted ceiling and log-burning stove, DINING KITCHEN, two DOUBLE BEDROOMS, W.C. & BATHROOM.

For those looking for an accessible rural lifestyle, this is a wonderful opportunity to own a beautiful period home and on-site business, presented in true move-in condition, and located in one of Perthshire's most idyllic areas.

**Viewing** Strictly by appointment on 01887 822722.

**Energy Performance** Rated 'C' (Silverburn), Rated 'D' (Litigan)

**Services** Mains electricity, private water & drainage. Oil fired & bio-mass central heating, under-floor heating,

**Directions** From Keltneyburn take the access road at the memorial statue, heading up track for c.0.5 miles, taking the second turning on the left where the properties will be visible ahead..

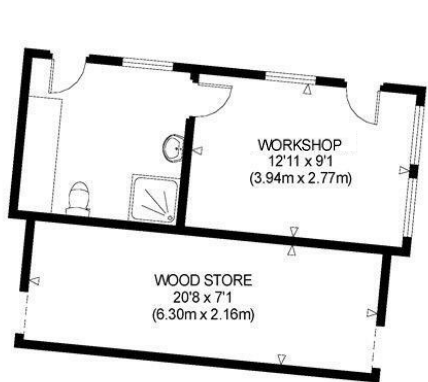
**Location** Keltneyburn sits near the entrance to stunning Glen Lyon, a haven for outdoor enthusiasts, with a myriad of walks are available from the door step, from walking the dog to scaling the iconic Schiehallion. The historic village of Fortingall, is some 2.5 miles away and has a newly refurbished hotel/pub. Kenmore is a short distance further on and has an array of facilities on the shores of Loch Tay. Aberfeldy is 5 miles away, with a modern community campus offering infant to secondary schooling, library, swimming pool & sports facilities. There are numerous independent shops, restaurants, hotels and a cinema. 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.







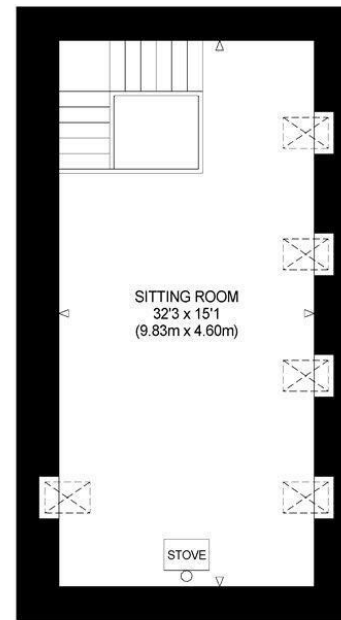




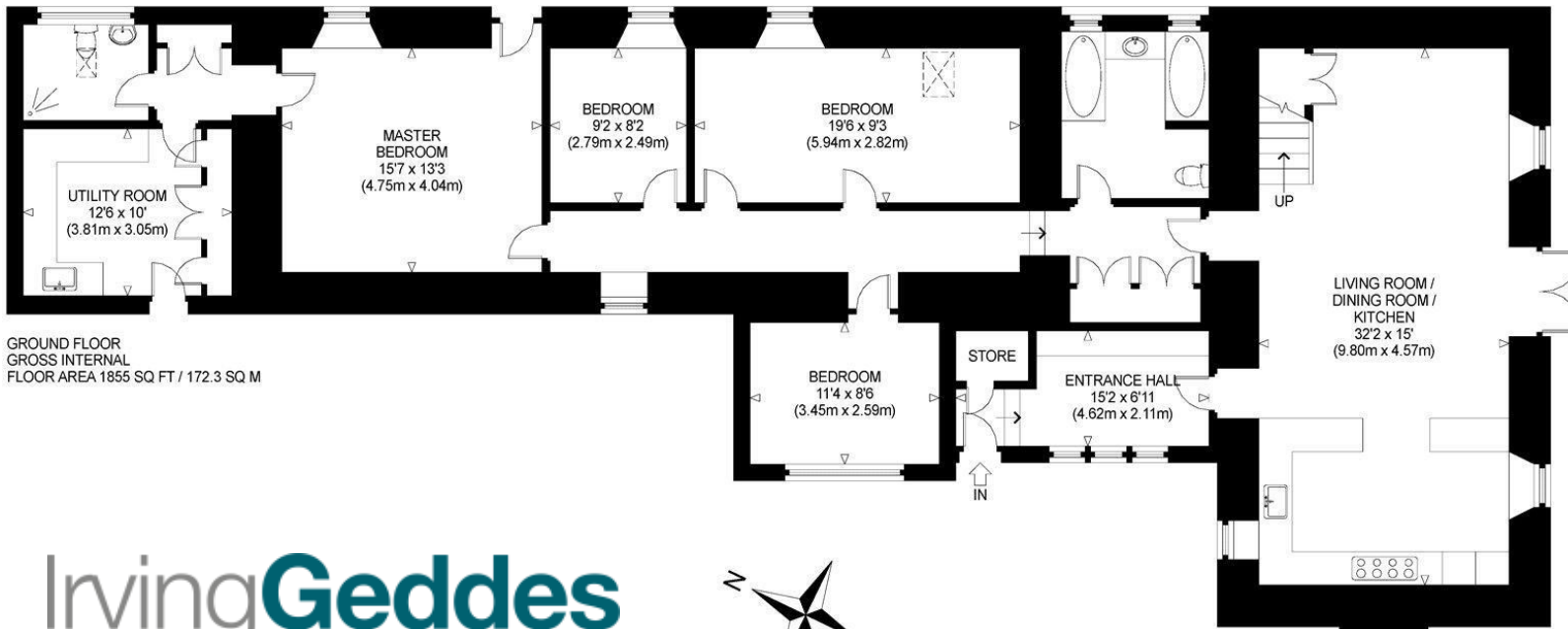
THE ANNEX  
GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 364 SQ FT / 33.8 SQ M



THE WORKSHOP  
GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 305 SQ FT / 28.3 SQ M



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 486 SQ FT / 45.2 SQ M



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 1855 SQ FT / 172.3 SQ M







WESBRIAN  
COTTAGE

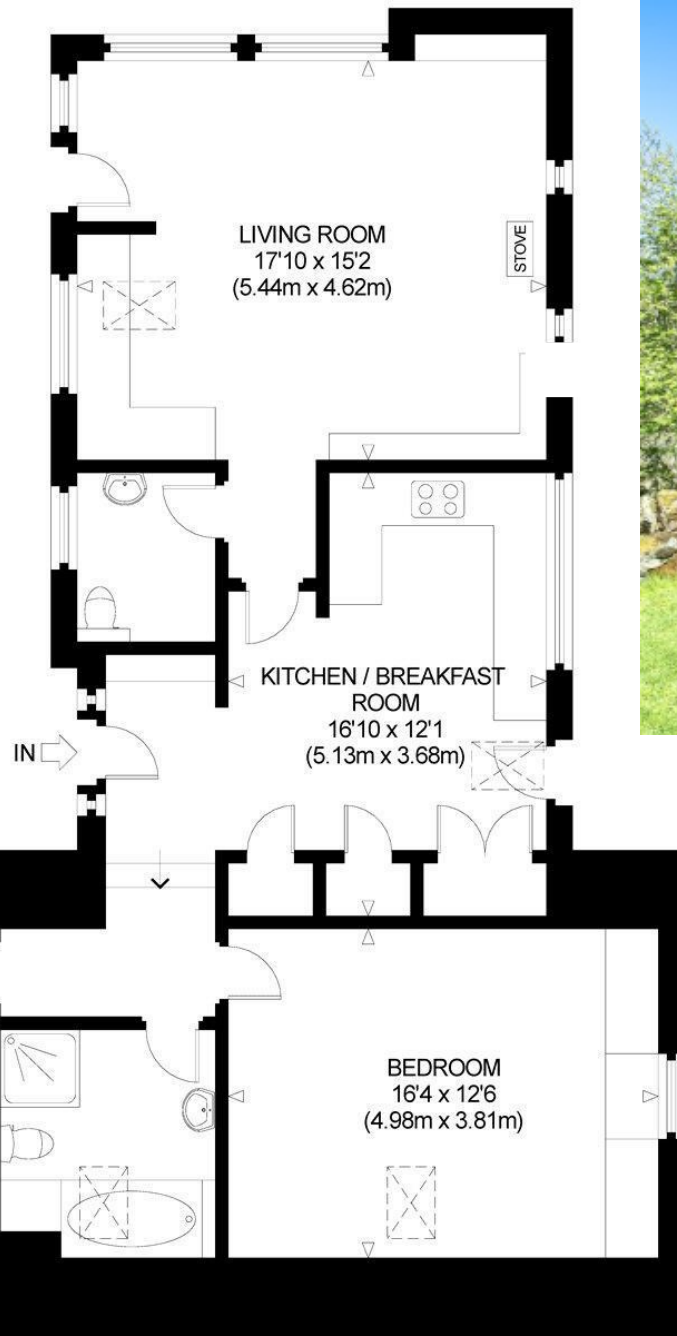
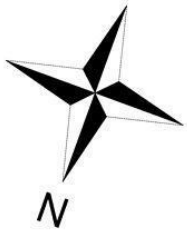








Client Photos



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 1105 SQ FT / 102.7 SQ M



**Crieff**

25 West High Street, PH7 4AU  
Tel: 01764 653771

**Comrie**

1 Drummond Street, PH6 2DW  
Tel: 01764 670325

**Aberfeldy**

6 The Square, PH15 2DD  
Tel: 01887 822722