



**OLD FASKALLY COTTAGE, KILLIECRANKIE, PITLOCHRY, PH16 5LG**  
**GUIDE PRICE £150,000**



## Old Faskally Cottage, Killiecrankie, Pitlochry, PH16 5LG

Irving Geddes are delighted to offer for sale this two bedroom detached C-Listed cottage enjoying an enviable rural position. Boasting good sized garden grounds, the cottage comprises ENTRANCE HALL, KITCHEN, LOUNGE, SHOWER ROOM and TWO BEDROOMS. Gardens surround the property and enjoy an extremely attractive open outlook. A large store adjoins the property with a boiler room to the rear. The property is warmed by oil-fired central heating and retains attractive features such as original flooring, doors and windows. Old Faskally requires full refurbishment and offers an excellent opportunity to create a stunning rural cottage.

The Killiecrankie Visitor Centre, and the beautiful pass of Killiecrankie is a short walk away, with the breathtaking Queen's View a few miles away by car. The munros Schiehalion and Ben Lawers, as well as Loch Tummel and Loch Tay an easy drive westwards.

The vibrant town of Pitlochry is close-by & has a wide range of services including a cottage hospital, dentist, supermarket and bank along with numerous independent retailers. There are also Primary and Secondary Schools. It is home to the renowned Pitlochry Festival Theatre, and the House of Bruar, one of Scotland's most popular shopping experiences, is only about 7 miles north. There is a mainline train station at Pitlochry with direct services to Edinburgh, Inverness, Perth and a sleeper service to London Euston. Perth, which is about 30 miles away has a more comprehensive range of High Street shops and services.











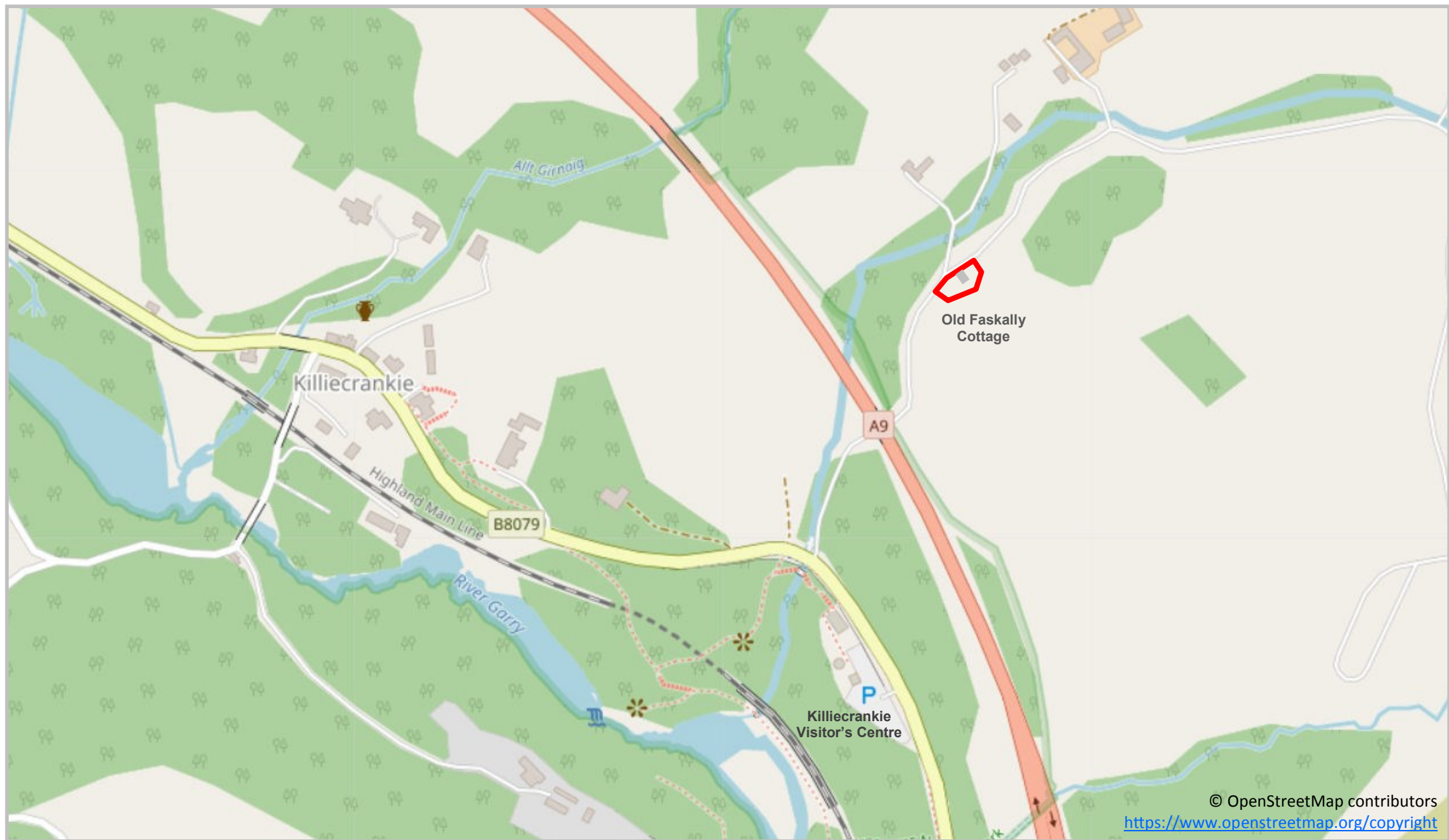












### Directions

Head north on A9 Take the B8019 exit towards Killiecrankie/Tummel Bridge/Kinloch Rannoch and after approx. 2.5miles you will reach the Killiecrankie Visitors Centre. Take the next right and the property can be found approx. 300 meters on the right.

**Energy Performance** Rated 'E' for efficiency. **Viewing** strictly by appointment through Irving Geddes W.S. on 01887 822722.



These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements shown are approximate only.



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