



Strathgarry Farm, Killiecrankie, PH16 5LJ



NEXT HOMETM
ESTATE & LETTINGS AGENTS

Offers Over £120,000



A rare opportunity to purchase this DETACHED TWO BEDROOM GREEN-ROOF CABIN situated within an idyllic rural setting in Killiecrankie. Within the garden grounds there is a burn and a lovely area of decking to enjoy relaxation and socialising.

The property enjoys a peaceful location just four miles from the town of Pitlochry and has magnificent open countryside views.

The accommodation comprises an open plan lounge/dining kitchen, two bedrooms and a shower room. There is double glazing and electric heating throughout. Water is sourced from a nearby spring and there is a newly installed high-specification filtration system providing a powerful water supply of clear spring water. EPC RATING E.

The property is available for sale fully furnished therefore would make an excellent holiday retreat or holiday let. Details can be found at <https://www.unique-cottages.co.uk/cottages/central/perthshire/dz4-killiecrankie-lodge>.

Within Killiecrankie there are scenic walks including the famous Soldier's Leap alongside the River Garry. There is also the historic railway viaduct and bungee jumping can be watched or enjoyed at Garry Bridge. Visit the Enchanted Forest in the autumn where you can experience spectacular imagery and lighting effects.

Further amenities can be found in the town of Pitlochry which is set in the heart of the beautiful Perthshire countryside and served by a wide range of local facilities and amenities including shopping, banking, professional offices, doctor's surgery and a community hospital. The town remains a popular holiday destination and attractions include the fish ladder, Pitlochry festival theatre and the nearby Blair Castle. The town is bypassed by the A9 trunk route providing easy access to the North and South.

LOUNGE/DINING KITCHEN **17' 2" x 15' 9" (5.23m x 4.8m)**

A very bright and generously sized open plan public room with windows to the front, side and rear. Within the kitchen there are fitted base units incorporating a stainless steel sink and drainer unit, washing machine, fridge/freezer and cooker. Large storage cupboard housing the newly fitted water filtration system. Electric storage heater.

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BEDROOM 1

9' 3" x 9' 2" (2.82m x 2.79m)

A spacious double bedroom with window to the front. Electric panel heater.

BEDROOM 2

9' 2" x 7' 10" (2.79m x 2.39m)

A twin bedroom with window to the rear. Electric panel heater. Recess with hanging rail and shelving.

SHOWER ROOM

6' 11" x 4' 4" (2.11m x 1.32m)

Fitted with a white suite comprising W.C., pedestal wash hand basin and wet-wall shower. Window to the front. Tiling to the floor. Electric panel heater.



EXTERNAL

The land pertaining to the cabin extends down the grassy bank to the left of the building and forward to the communal driveway where parking is available to accommodate a number of vehicles. The garden grounds are primarily laid to lawn with an attractive burn at the foot of the garden. A timber shed to the side offers excellent storage. There is an area of decking providing a relaxing seating area overlooking the surrounding countryside.





Floor Plan



Valuation on your own property

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