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PITLOCHRY

£265,000

Catriona of AMAZING RESULTS!™ Highland Perthshire brings you a quintessential Highland Perthshire home known as An Cro. A charming, traditional detached cottage located in the small hamlet of Calvine. This rural community is found on the north bank of the River Garry, 5.5 miles from Blair Atholl, in a highly accessible rural setting within the Cairngorms National Park.

Thoughtfully renovated to a high standard the property, with the upstairs reinstated and enlarged with dormer extension, offers spacious bright accommodation and a convenient location a short drive from Pitlochry with easy access to the A9.

Description

A detached stone and slate cottage set in a rural location; the accommodation comprises a bright living room with multi fuel stove.

The newly fitted kitchen is the embodiment of elegance, combined with fine craftsmanship and functionality. There is ample room for a dining table and chairs. Downstairs the spacious restroom has a cool, modern look and a corner entry shower enclosure with mixer shower.

The two spacious bedrooms lie upstairs, both with dual aspect windows, accessed from the living room via the curved solid wood staircase with open balustrade. The upstairs landing, has 2 windows allowing light to flood through the property. In the rooms you will find telephone points throughout and free sat wired into rooms. The modern bathroom with electric shower is also well lit with a Velux window above the bath.

The property benefits from new double glazing and oil central heating with combi boiler.

Lounge - 5.32 x 4.3 (17'5" x 14'1")
 Hallway - 2.16 x 1.84 (7'1" x 6'0")
 Shower Room - 2.68 x 1.60 (8'9" x 5'2")
 Kitchen - 3.35 x 5.42 (10'11" x 17'9")
 Bathroom - 1.99 x 1.86 (6'6" x 6'1")
 Bedroom 1 - 4.42 x 2.26 (14'6" x 7'4")
 Bedroom 2- 4.13 x 3.65 (13'6" x 11'11")

Situation

The cottage is located near the A9, train line to Inverness/Glasgow/Edinburgh, and the River Garry.

A bus service runs past the property stopping at Blair Atholl and Pitlochry both which allow onward connections for bus and train journeys. Local taxi services operate in the area.

The beautiful countryside provides excellent walking, riding and cycling opportunities with access to the National Cycle Network in Calvine.

The local school in Blair Atholl serves P1-7 with secondary education continuing at Pitlochry High School or Breadalbane Community Campus, Aberfeldy which is reached by school bus. The Community Campus, which is also home to Live Active Leisure, houses a swimming pool, Jacuzzi and sauna, squash and tennis courts various pitches as well as a bright spacious library. Pitlochry also houses a Live Active hub and is home to many societies and clubs including the beautiful Pitlochry Golf Course. It's sister course is in Blair Atholl. Blair Atholl is home to live music in the summer with acts such as Big Country, Bay City Rollers and Eddie Reader.

Based in the Heart of Scotland, all Scotland's major cities can be reached within a 2 ½ hour drive - or you may choose a day trip to the beach on either the west or east coast.

Closer to home, Loch Tummel offers sailing opportunities.

Highland Perthshire offers a wide choice of hospitality and leisure pursuits including the Atholl Country Life Museum, Blair Castle, House of Bruar, the Birks Cinema, several Distilleries and Pitlochry Festival Theatre. Highland Perthshire excels in Community - with many community initiatives easily located in the local community magazine, The Atholl & Breadalbane Quair.

Key Features

- 2 Bed traditional cottage
- Spacious, bright accommodation
- Upstairs reinstated and enlarged with dormer extension
- Set in Cairngorms National Park
- Double glazing & Oil central heating
- Well insulated
- Easy access to transport links

Garden Grounds

A small garden to the front wraps round the back (north) where it opens into a large meadow with mature trees. There is a large coal/wood shed with electric lighting and sockets.

Car Parking

There is ample on street parking to the front of the property and off street parking for 1 car.

Extras

The property is sold with all fixtures and fittings.

Arrange a Viewing

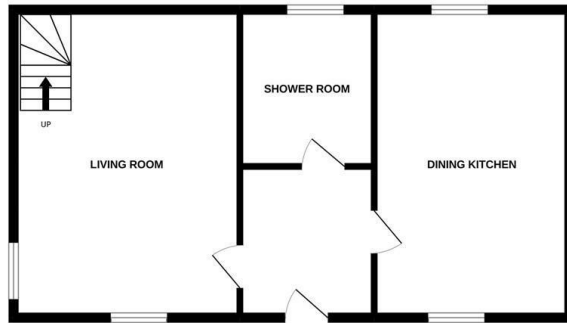
Viewing is by appointment. Please call Highland Perthshire's local professional agents to arrange a viewing. To view additional Photographs, Floor Plans, Property Tours and Social Media content for this home, or to arrange a viewing online, please visit Amazing Results website.

Book Your Valuation

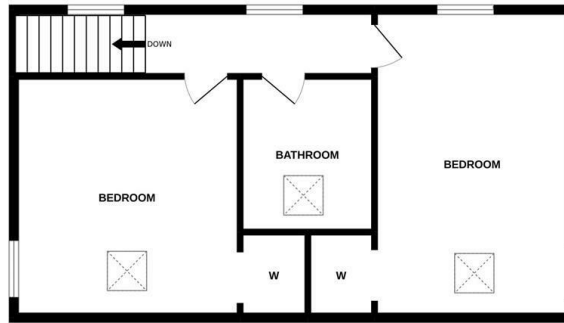
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GROUND FLOOR



1ST FLOOR



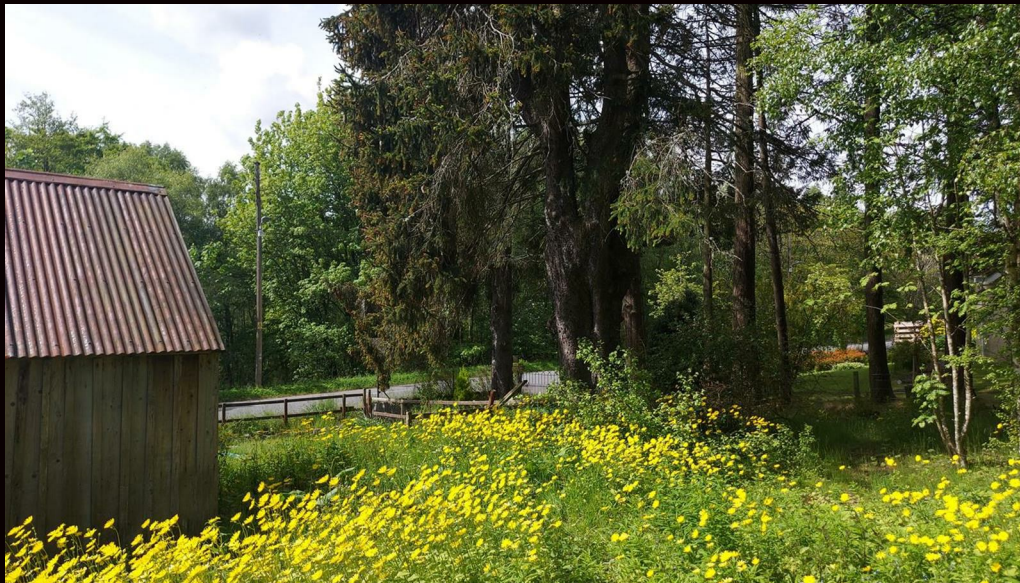
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			Very environmentally friendly - lower CO ₂ emissions		
(81-91) B			(92 plus) A		
(69-80) C			(81-91) B		
(55-68) D			(69-80) C		
(39-54) E			(55-68) D		
(21-38) F			(39-54) E		
(1-20) G			(21-38) F		
Not energy efficient - higher running costs					
Not environmentally friendly - higher CO ₂ emissions					
Scotland		EU Directive 2002/91/EC	Scotland		EU Directive 2002/91/EC

To view this property call **AMAZING RESULTS!™**

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