



KINLOCH RANNOCH, PERTHSHIRE



Kinloch Rannoch or Ceann Loch Raineach in Gaelic, meaning 'head of the loch' ironically lies at the foot of Loch Rannoch. Rannoch Station marks the end of the road through Rannoch Moor, however, traditionally the 'Road to the Isles' also came east from Fort William, via Lochaber, Glen Coe, across Rannoch Moor, past Loch Rannoch and Loch Tummel and through to Pitlochry. Today, Kinloch Rannoch is a hub for tourism, farming and forestry. There

is a wealth of accommodation within the village and surrounding area, complementing all tastes.

The residents of Kinloch Rannoch are as friendly and welcoming as the picturesque scenery surrounding them. Situated in the shadow of Schiehallion (a Munro and an excellent climb), Kinloch Rannoch boasts some lovely walks, Carie Forest, the South Loch Road, the waterfall that feeds into the River Tummel and up Craig Varr, the Sleeping Giant or alongside

Loch Rannoch itself.

If you point at a map of Scotland, Kinloch Rannoch can be found right in the very centre, just two hours drive from Glasgow, Edinburgh and Dundee. Twenty miles northwest of Aberfeldy, twenty miles west of Pitlochry and eighteen miles from Rannoch Station, it is well located for an idyllic getaway and has plenty on offer for those seeking adventure, breathtaking scenery or simply to relax and unwind.



Scenic views of Kinloch & the property exterior

3 CRAIG NEVIS

McEwan Fraser Legal are delighted to present to the market this truly stunning two bedroom, semi-detached cottage which is situated in the tranquil setting of Kinloch Rannoch.

This property has had a top to toe refurbishment thus benefiting from new appliances throughout. Great emphasis has been placed on the creation of an easily managed and free flowing space in a bright and fresh layout. On entering the home through the entrance hall, it is immediately apparent that the property has been refurbished to a high standard and is fit for today's modern living.

The lounge has many features but attention must be paid to the exceptional standard of the finish and space which allows for almost any furniture configuration with feature fireplace and surround grabbing your attention. The large rear garden facing window and patio doors allow this room to flood with natural light and also grants access courtyard where there is off-street parking for additional security.

The kitchen boasts an array of stylish modern floor and wall units with contrasting worktops,

which provides a fashionable and efficient work-space. It further benefits from an integrated fridge freezer, dishwasher, electric oven, hob and extractor hood, making this the ideal kitchen for an aspiring chef. The family bathroom consists of a white three-piece vanity suite with shower over bath.

The upper level of the property boasts two spacious bedrooms both offering dual aspect views with the master further benefiting from a stunning en-suite shower room.

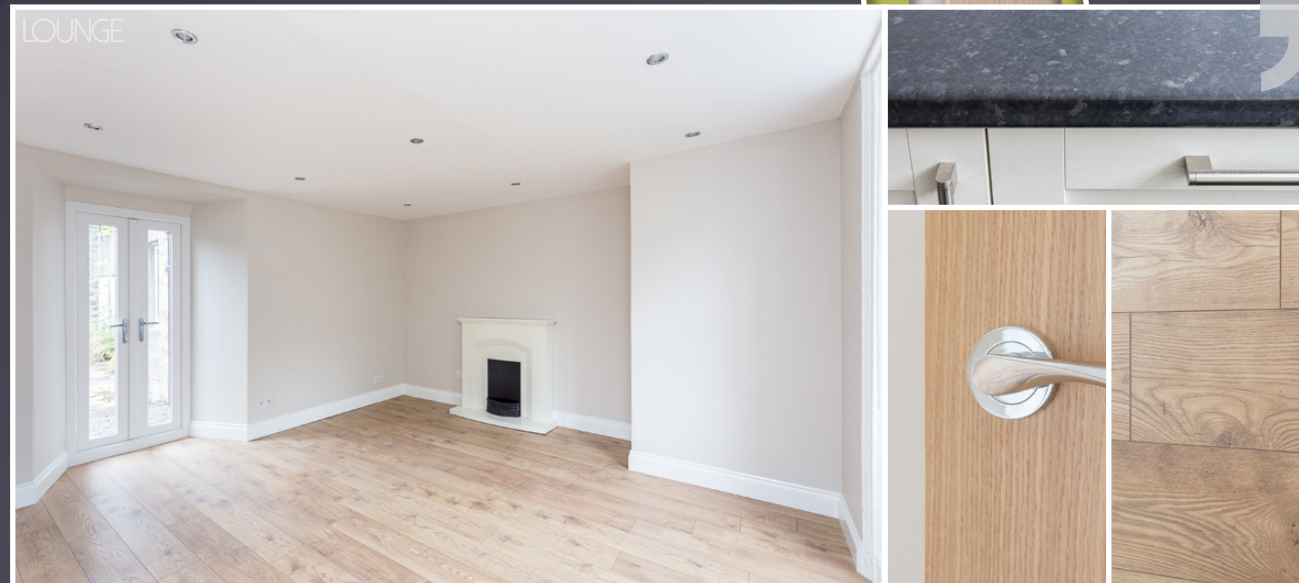
Externally the property mirrors the excellent condition as inside with the private garden taking full advantage of the tranquil countryside views. The garden is made of a paved patio section and further decked area ideal for soaking up the sun in the summer months and a section laid to lawn for the keen gardener.

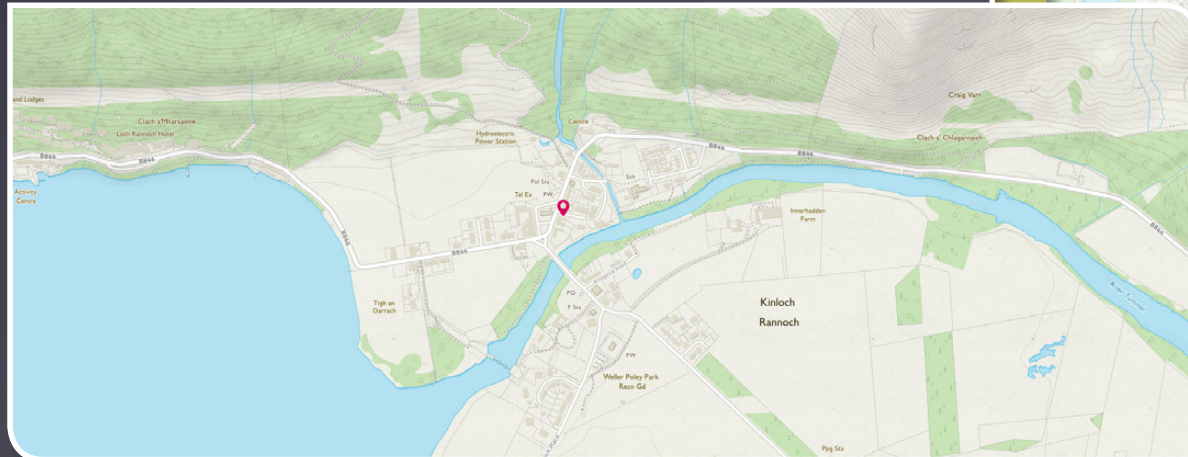
The property further benefits from gas central heating, with a new boiler with manufacturer's guarantee in place, oak doors throughout the lower section of the property.

A home of this quality rarely graces the market and will undoubtedly create high interest and viewing is strictly by appointment through the selling agents.



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SPECIFICATIONS

LOCATION LAYOUT & DIMENSIONS

Approximate Dimensions
(Taken from the widest point)

Lounge	4.40m (14'5") x 4.40m (14'5")
Kitchen	4.40m (14'5") x 2.20m (7'3")
Bedroom 1	4.10m (13'5") x 4.10m (13'5")
En-Suite	2.40m (7'10") x 1.00m (3'3")
Bedroom 2	4.20m (13'9") x 2.90m (9'6")
Bathroom	2.60m (8'6") x 1.40m (4'7")

Gross internal floor area (m²)

72 m²

EPC Rating

E





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