

IRVING GEDDES

w.s. | solicitors | estate agents



2 Pubil Cottages, Glen Lyon, PH15 2PX

GUIDE PRICE £120,000

We are delighted to offer for sale this charming semi-detached cottage enjoying a tranquil rural location within Glen Lyon in Highland Perthshire.

Forming part of a small cluster of properties to the east of Loch Lyon, Pubil Cottage is set amidst some of the most beautiful and striking scenery in Scotland and boasts panoramic views towards the surrounding hills. Internally the property offers bright and generous accommodation comprising; ENTRANCE HALL with LAUNDRY/UTILITY ROOM, a spacious LOUNGE boasting large south-facing windows with stunning views, BREAKFASTING KITCHEN, three BEDROOMS and BATHROOM.

Externally the property boasts manageable garden grounds from which to enjoy the scenery, ample parking and timber shed. This is a rare opportunity to purchase a truly wonderful retreat and early viewing is advised.

Lounge (17'2" x 11'6")

Kitchen (13'6" x 8'6")

Laundry/Utility (6'2" x 4'8")

Master Bedroom (11'4" x 10'2")

Bedroom Two (13'4" x 8'6")

Bedroom Three (9'0" x 8'0")

Bathroom (8'4" x 6'6" at widest)





External

Well maintained gardens to the front and rear, laid mainly to lawn with mature hedge and planted borders. Parking to the side of the property adjacent to a timber shed. Drying green to the rear.

Energy Efficiency

Rated C

Viewing Arrangements

Strictly by appointment. Please contact our office on 01887 822722.

Directions

Travelling from Perth, head north on the A9 and take the eventual turn off on the left at Ballinluig signposted for Aberfeldy. Continue into Aberfeldy and then the eventual road on the right signposted for Weem, Kinloch Rannoch and Glen Lyon. Head over the bridge across the River Tay and through Weem (B846). Continue approximately 5 miles until reaching a road on the left signposted for Fortingall. Shortly after Fortingall turn right at the signposted junction leading you direct to Loch Lyon passing through Invervar and Bridge of Balgie. The small winding road will take you past a small reservoir on the left (Stronuich near Cashlie) and onto a small cluster of properties on the right just before reaching Loch Lyon itself. Go through the white gate on the right and follow the track round and no.2 is the penultimate property on the right. An alternative route from the West is via Killin along the north shore of Loch Tay turning left at Fearnan.



Contains Ordnance Survey data
© Crown copyright and database 2016



Illustrative only. Not to scale

Thinking of selling?

Call us now for a free valuation for your own property

**IRVING
GEDDES**
w.s. | solicitors | estate agents

**Crieff
Comrie
Aberfeldy**

25 West High Street, PH7 4AU Tel: 01764 653771
1 Drummond Street, PH6 2DW Tel: 01764 670325
25 Bank Street, PH15 2DE Tel: 01764 653771

