IRVING GEDDES
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Lechine Cottage
Lochearnhead
FK19 8PY

Lechine Cottage, Lochearnhead, FK15 8PY Offers Over £175,000

Irving Geddes are delighted to offer for sale this detached traditional whitewashed stone cottage located off the north Loch Earn road. Located less than a mile from the village of Lochearnhead, the cottage sits within substantial grounds extending to some c1.7acres. Enjoying a stunning south facing panorama across Loch Earn to the hills on the south side, including Ben Our adjacent to the popular munros Ben Vorlich & Stuc a Chroin.

Formally known as 'Quarryman's Cottage' and likely to date from the 18th Century, the cottage is thought to have built as worker's accommodation for a local lime quarry. A traditional cottage with solid stone walls, three courses thick and gable-head chimney stacks. Requiring renovation but offering tremendous potential to create a charming home, the cottage is set over two levels and entering through a traditional 2-leaf timber door the ground floor comprises; HALL, LOUNGE, BEDROOM KITCHEN & BATHROOM. The upper level, accessed via a timber ladder-style stair, is thought to have been developed in the early 19th Century and comprises two attic BEDROOMS. Amongst the fine period detail are the exposed stone walls, wood-panelling, doors and kitchen units, open fire and timber beams.

The grounds are predominately laid to grass and rising to the north of the cottage, bordered at the rear by the former Lochearnhead, St. Fillans and Comrie railway line, in use from 1901-1951. There is a strip of mature planting running the width of the plot at the front with other areas within the grounds & naturalised woodland. There is private parking immediately off the main road leading to a large garage/workshop. A green-house sits elevated on the north west corner and various timber storage sheds are located to the west of the property (some with power and lighting). Adjoining the cottage is a store to the rear and on the east gable is a timber lean-to 'bothy', added by the workers who built the railway.

A most charming property and a real rarity to the local market, Lechine Cottage will have significant appeal and early viewing is strongly recommended.

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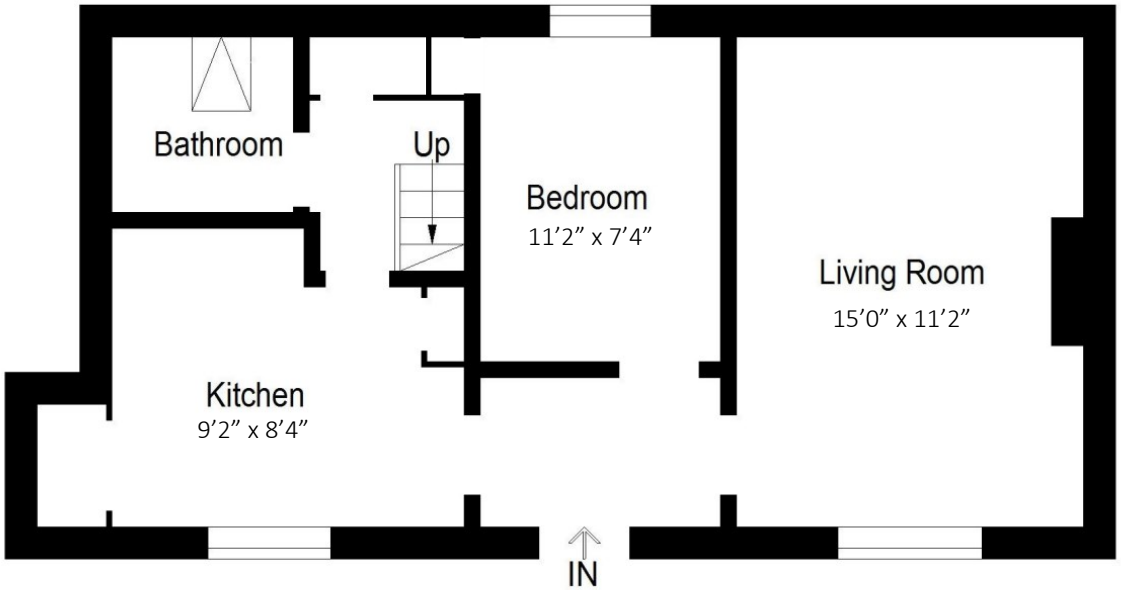
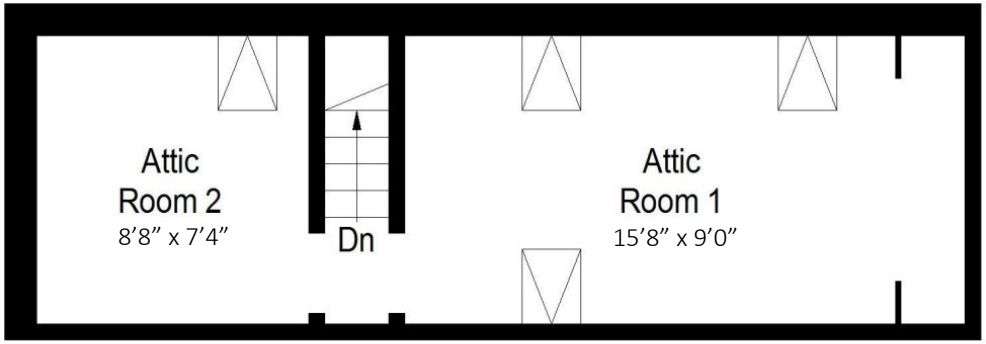


Ground Floor

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

First Floor



Viewing Strictly by appointment through Irving Geddes.

Energy Performance Rated 'F' for efficiency.

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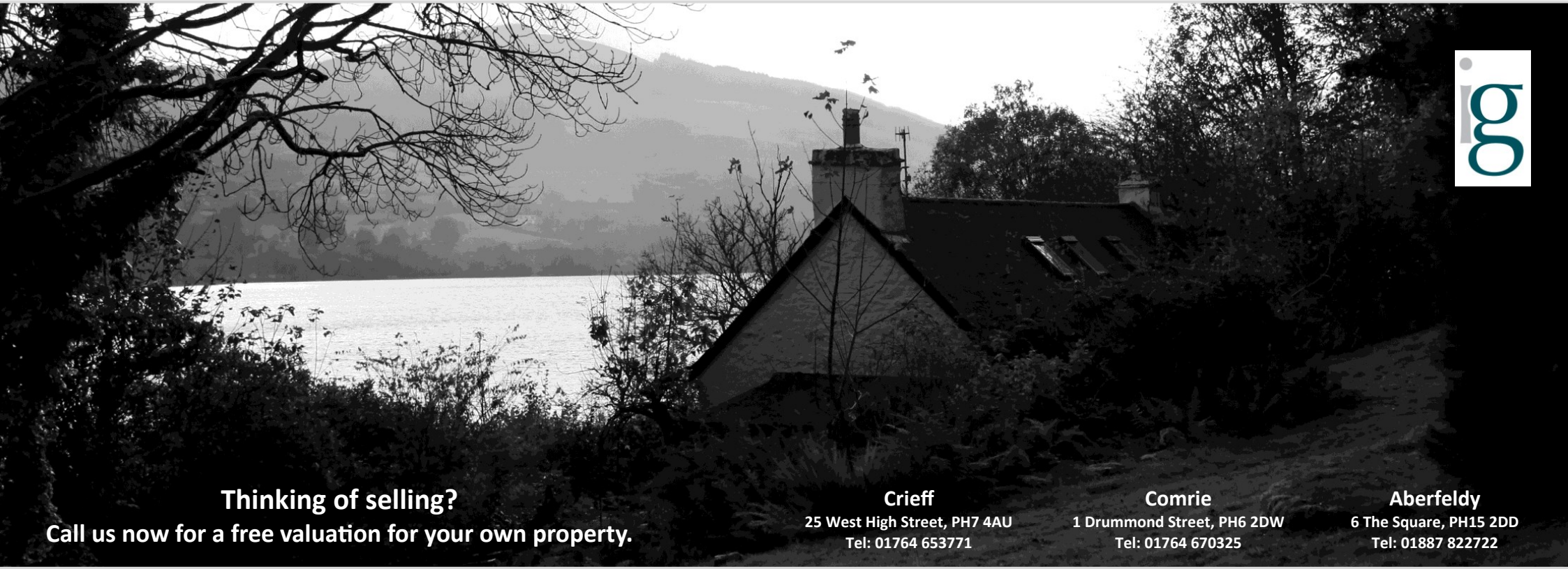
Services Mains electric; private water; drainage to septic tank; electric immersion for hot water; electric storage and panel heaters.



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