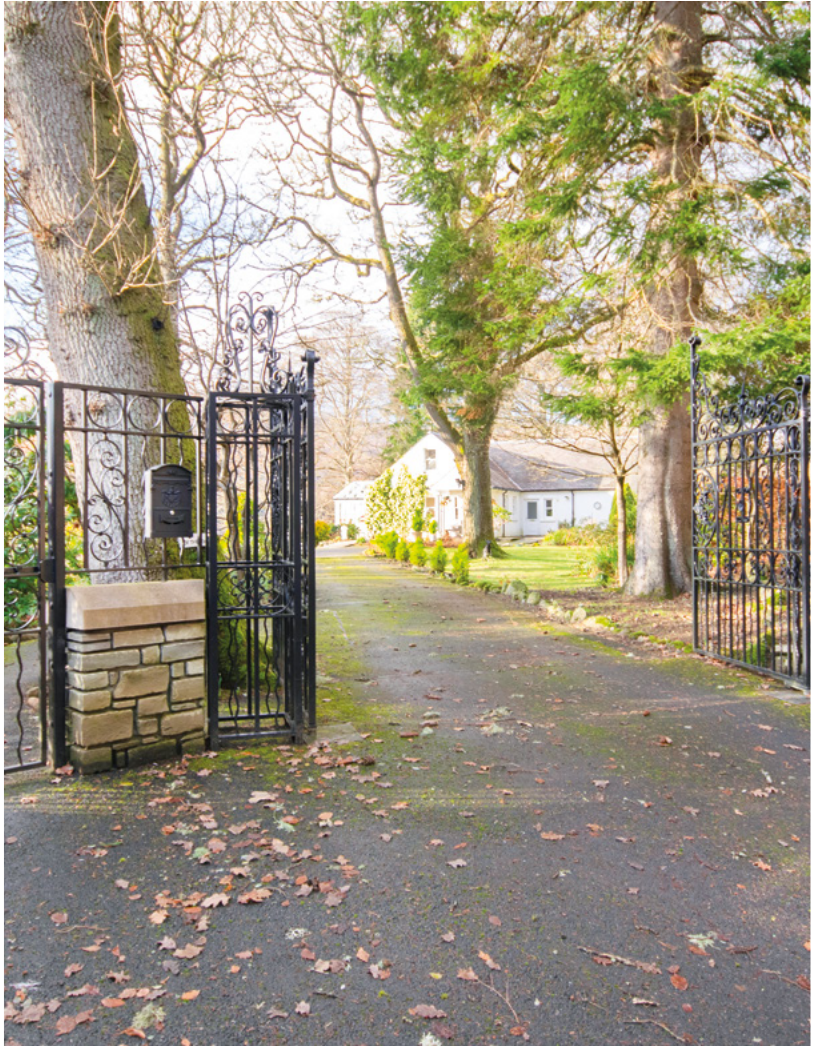




To view the HD video click here





Commanding an extremely private position on the banks of the picturesque Loch Faskally, Tiriach is a truly exceptional four bedroom detached home.

The property boasts some simply stunning panoramic views across the loch to the surrounding hills and countryside. The house has been professionally extended and designed to fully capitalise on the beautiful scenery with many cleverly positioned windows and doors providing differing yet equally impressive views.

Located just a 10 minute walk from the local shops, cafes, restaurants and amenities within the historic town of Pitlochry, the property provides the perfect combination of privacy and convenience. Other nearby attractions include Pitlochry Dam and its new state of the art visitor centre, Pitlochry Festival Theatre and many beautiful countryside walks at Ben Vrackie and also Faskally Wood, home of the famous Enchanted Forest light and sound event. There is also a mainline railway station with direct connections to Edinburgh and London







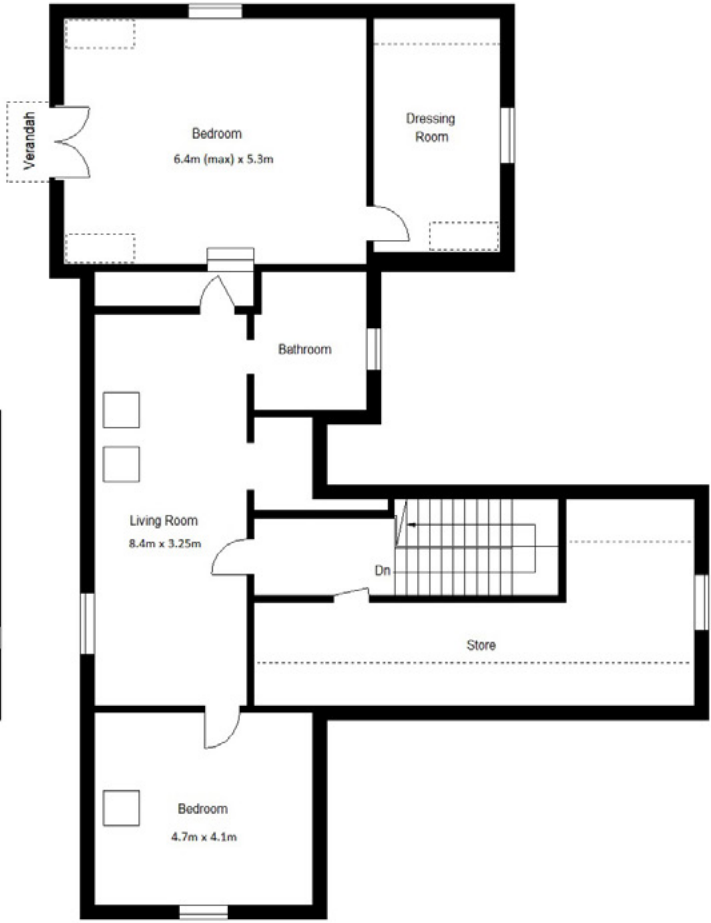
The property was originally built in the 1950's and significantly extended and upgraded over the last few years. The internal floor area measures 3815sqft and accommodation is formed over two levels comprising; Ground floor; entrance vestibule, impressive open reception hallway, generous dining kitchen, formal dining room which opens through to the high quality Mozolowski & Murray sun room, beautiful sitting room overlooking the garden, fantastic double bedroom with en suite bathroom and dressing room, rear facing double bedroom again with en suite shower room, cloakroom WC and a useful utility room. First floor; large open plan family room with exceptional open views which is currently being used partly as a home office and two further double bedrooms one of which has a lovely private balcony to make the most of the outlook from the upper level. There is a large store room and bathroom located on this floor.

Externally, the generous garden grounds are well stocked with an array of colourful plants and shrubs. There are a number of patio areas providing the perfect place for a table and chairs and outdoor entertaining. Steps from the

garden lead down to the water front. The detached single garage is equipped with power and lighting. There is ample parking and turning space. Private electric gates give way to a lovely private drive leading towards the front of the house.

Pitlochry is a tourist and recreational centre of considerable character set amongst outstanding scenery. Hill walking, golf, fishing, and a host of other leisure activities are available locally. The town is also the home of the renowned Pitlochry Festival Theatre which provides a varied selection of plays and other cultural activities throughout the year. Pitlochry also has all the necessary supporting facilities including a doctor's surgery, supermarket, shops, banking, indoor leisure centre, veterinary surgery, primary and secondary schooling. Travel links are excellent with a railway station giving regular services on the Inverness to London line, including a sleeper service. The A9 trunk road provides a swift link south to Glasgow, Edinburgh and other main centres in central Scotland and north to Inverness.





First Floor



TIRIACH
CLUNIE BRIDGE ROAD
PITLOCHRY PH16 5JX

EPC Band E

Approx gross internal area 3815 sqft | 350 sqm

Property reference XM1679

Whilst this brochure has been prepared with care, it is not a report on the condition of the property. Its terms are not warranted and do not constitute an offer to sell. All area and room measurements are approximate only. Floorplans are for illustration only and may not be to scale. All measurements are taken from longest and widest points.





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