 To view the HD video click here







Presented to the market in exceptional condition throughout is this architecturally designed four bedroom detached villa with exceptional views over Pitlochry, the Tummel Valley and the Perthshire hills beyond. This exclusive development is positioned in a superb location to the south east of the picturesque town of Pitlochry. This wonderful home provides exceptional views over the local countryside. The site is situated close to Edradour Distillery, one of the smallest traditional distilleries in Scotland, dating back to 1825.

Faire Mhor is south facing and sits on a plot of measuring approx. 1/4 acre. There is a multi-car gravel driveway and detached double garage. The beautifully maintained garden grounds offers an immediate feeling of privacy and provides a number of places to relax and enjoy the spectacular views.



AT A GLANCE

- Detached four bedroom villa
- Impressive sitting room with feature stove
- Open-plan kitchen and dining area
- Home office
- Beautifully maintained garden grounds
- Multi-car gravel driveway

THE FINER DETAIL

- Oil fired central heating
- Double glazed windows
- Utility room
- Cloakroom WC
- Library
- Detached double garage
- Beautifully maintained garden grounds
- EPC Band B











Accommodation is formed over two floor levels, measures 1883 sqft has been thoughtfully designed to optimise the use of space and light and in full comprises; entrance vestibule, open-plan kitchen and dining area, impressive sitting room with feature stove, useful utility room, home office, library, cloakroom WC, principal bedroom with en-suite shower room, guest bedroom with en-suite shower room, two further double bedrooms and a well appointed family bathroom. Warmth is provided by oil fired central heating and double glazed windows have been installed.

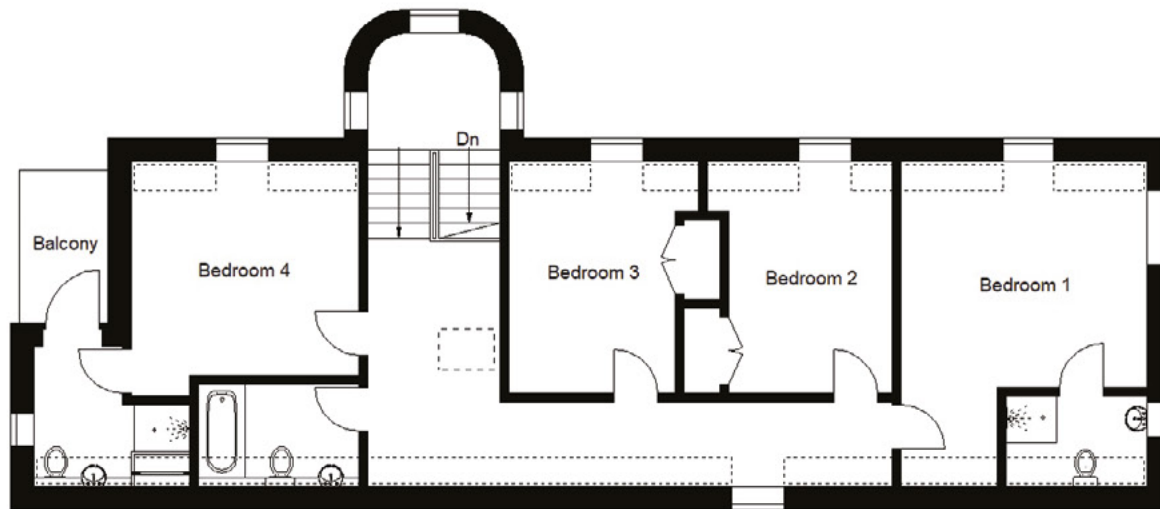
Located within walking distance of the local shops, cafes, restaurants and amenities within the historic town of Pitlochry, the property provides the perfect combination of privacy and convenience. Other nearby attractions include Pitlochry Dam and its new state of the art visitor centre, Pitlochry Festival 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. 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.

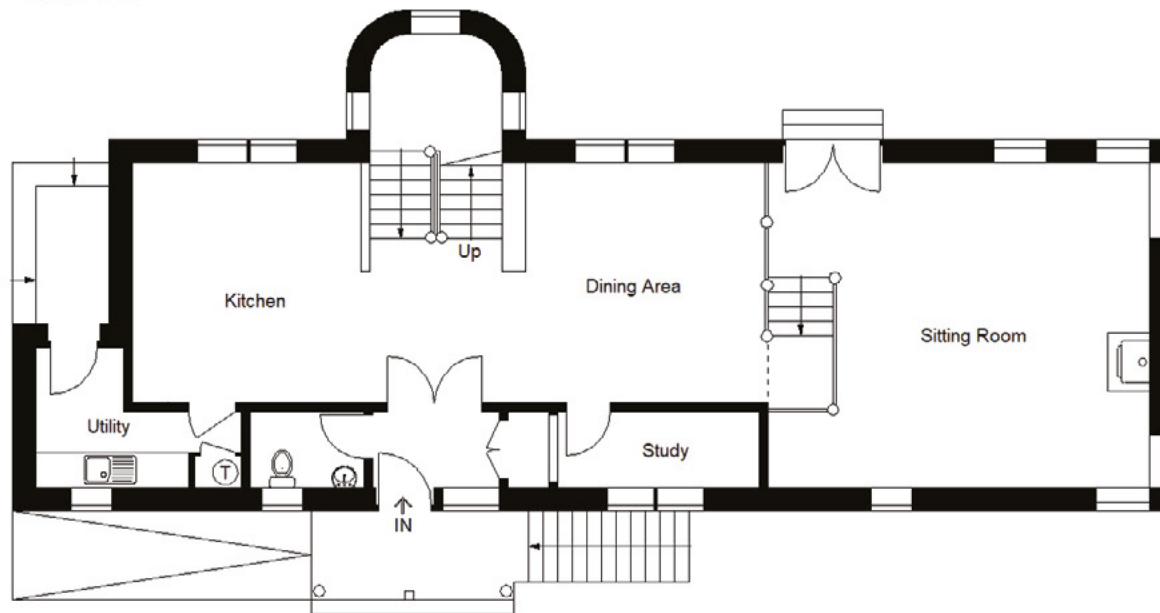








First Floor



Ground Floor



FAIRE MHOR
PITLOCHRY PH16 5JW

EPC Band B

Approx gross internal area 1883.68 sqft | 175 sqm

Property reference XL1831

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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