

**RENTAL PROPERTY—Available mid-
November 2024...**

**BRACKENHILL COTTAGE,
Ochertyre, Crieff PH7 4JR**

£3,500 per month



BRACKENHILL COTTAGE, Ochertyre, by Crieff, PH7 4JR

Irving Geddes are delighted to offer this spacious 4 bedroom, 3 bathroom cottage for rent — extending to 242 m². The generous accommodation comprises; Entrance hall, Open plan living space, lounge area with wood burner, ample seating area and French doors leading to patio and front garden. The Dining area can accommodate a large dining table. Kitchen area with breakfast bar, quality appliances including electric double oven, 5-ring gas hob, microwave, fridge/freezer, dishwasher and coffee machine. The washing machine and tumble dryer are housed in a separate Utility room.

Sun room with access to the garden and beautiful views through the large arch windows to the garden and beyond. Master Bedroom with en-suite shower cubicle, wc, whb & heated towel rail. 3 Further large Double Bedrooms, family Bathroom with bath, wc, whb & heated towel rail. The First Floor is accessed from a beautiful wooden staircase, opening up to offer a child's lounge & study area. Additional 2 double bedrooms and family bathroom with bath, shower cubicle, wc, whb & heated towel rail.

The property is warmed by modern oil central heating with enclosed lawned garden and patio with garden furniture a private Hot tub, Electric vehicle charging point and Private parking for 4 cars. Detached garage.

Gardener & Hot Tub Maintenance offered at additional monthly cost.

To be let this pet friendly furnished/unfurnished on a Private Residential Tenancy at £3,500 per month plus the usual utility expenses. A month's deposit and references will be required. Available now. This is a no smoking property.

Landlord Reg.No: 506053/340/24082. Council Tax Band 'G' EPC Rating 'D'

The popular Victorian tourist town of Crieff is only 3 miles away and hosts a good selection local amenity's including excellent delis and cafés selling local produce, craft shops, galleries, restaurants, bars and supermarkets. Close by, you will find excellent schooling for both primary and secondary education.

This is an ideal property for families looking for a beautifully presented property in a peacefully location in rural Perthshire, which is close to Gleneagles and the cities of Perth, Stirling, and Edinburgh.

From your front door you can explore beautiful countryside walks through Ochertyre Estate and within close proximity lies the Gleneagles Hotel with Spa facilities along with the world-famous Gleneagles golf course.



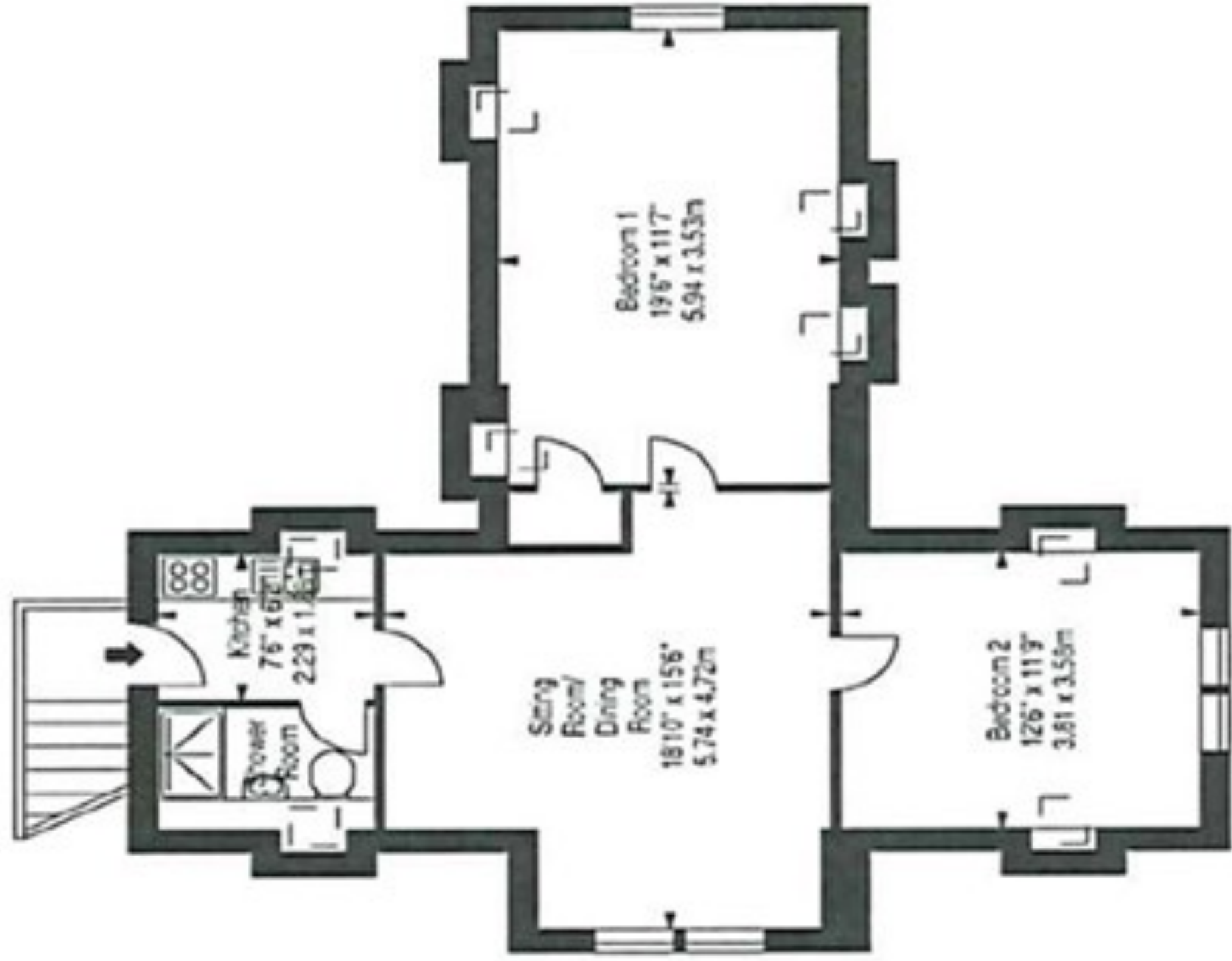














Ochertyre Estate

By Crieff, Perthshire PH7 4JR

Directions

FROM EDINBURGH M9 (Stirling) Motorway to Junction 11 (Dunblane)
A9 to Greenloaning
A822 to Braco/Crieff
A823 to Crieff

FROM GLASGOW M9 (Stirling) Motorway to Junction 11 (Dunblane)
A9 to Greenloaning
A822 to Braco/Crieff
A823 to Crieff

FROM CRIEFF Follow signs for A85 to Crianlarich/Comrie
Travel approx. 2 ½ miles, passing Ochertyre Estate on the right (large house sitting behind loch).
You will pass 2 laybys on each side of the road. After the right-hand side layby there is a sign for “Loch Monzievaird Self Catering”
Further on there is a second sign for Loch Monzievaird Self Catering.
After this second sign **take the first right. (It is a single-track drive – 5 large bins on right hand side – WATCH OUT – this turning comes quite quickly after Monzievaird – 200meters)**

When you leave Crieff we advise you not to follow your Sat Nav as it can direct you the wrong way via a dirt track road that may result in your vehicle getting stuck.

Continue up this single-track drive for 400 yards until you come to a crossroads. Do not follow signs for Conalter. Take the right-hand turn passing a new build house at the corner on right. Gamefield is the next house on the right surrounded by beech hedge and has double wooden gates. To get to **Brackenhill** please drive on from Gamefield and turn sharp right after the bridge, Bracken Hill is at the bottom on the left-hand side through the double gates. **Please close the gates behind you.**

Contact Mobile - 07467 147265 or William Frame - 07836 381434



Crieff

25 West High Street, PH7 4AU
Tel: 01764 653771

Comrie

1 Drummond Street, PH6 2DW
Tel: 01764 670325

Aberfeldy

6 The Square, PH15 2DD
Tel: 01887 822722